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SAN FRANCISCO HOUSING AUTHORITY

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Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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JANUARY 8, 1981

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:00 A.M., THURSDAY, JANUARY 14, 1982 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, January 14 , 1981 10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

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5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Authorizing staff to travel to Monterey, California to attend the NAHRO Bi-Chapter Annual meeting on January 18-19, 1982.

    (b) Resolution - Resolution selecting and approving a site in the City and County of San Francisco for the purpose of constructing Housing Authority Administrative Offices in combination with Housing Units for Senior Citizens and authorizing the Executive Director to submit an application for the aforementioned to the Department of Housing and Urban Development

12. ADJOURNMENT:

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, January 14, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 400 Turk Street, San Francisco, California on Thursday, January 14, 1982.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

EXCUSED: James G. Fussell, Jr., Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Francis Hugunin - 345 Hermann Street
Ed Tomola - Westbrooks Apartments
Vannessa Carney
Donnie Bell - Plaza West
Lillian Phillips - Plaza West
Louise Hale - Alice Griffith
Maybeline Hubbard - Potrero Hill
Sarah Owens - Hunters View
Mary Wolridge - PHTA & Alice Griffith
Glaydus Shawford - Plaza West
Ursula Anderson - City Wide Council
J. Mumphery - Hunter's View
Patricia Accooe - Potrero Hill
Christine Neal - PHTA

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3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Commissioner Chuck to accept the Agenda of January 14, 1982. The Agenda of January 14, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the meeting of December 10, 1982, and Commissioner Brooks seconded the motion. The minutes of the meeting of December 10, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

The Secretary reported on the following three (3) items as a matter of information:

1. The Public Housing Task Force met on January 8, 1982. There was a presentation made by representatives of the Potrero Hill Development Corporation and the Potrero Hill Tenants Association regarding possible conversion of public housing units in Potrero to cooperatives.

   The Task Force will meet again on January 22, 1982 to receive a report from the John Steward Company regarding conversion of public housing to cooperatives.

2. The Secretary invited the Commission to the Mayor's ceremony to commend the youths in the Valencia Garden Project for their involvement in the Graffiti Program. This program will be held on January 14, 1982 at 4:00 p.m. at the Valencia Gardens Project.

3. The Executive Director announced that he was pleased to introduce the new Director of Facilities Management, Al Stagnaro.

7. COMMITTEE REPORTS:

President Cook briefly reported on the Finance Committee Meeting held on January 12, 1982 and referred to discussions with Local 400 pertaining to the provisions in the Memorandum of Understanding regarding alternatives to lay-off.

8. REPORT OF COUNSEL:

Counsel Perry reported on the monthly legal action summary and each Commissioner was given a copy of the report.

9. TENANT REPRESENTATIVE REPORT:

Ms. Cleo Wallace, representing the Public Housing Tenants Association, addressed the Commission iwth following concerns:

1. The elevators at Plaza West have been out of order for about 2 weeks and the tenants must use the stairs for access to the upper floors and to their units.

2. Water leakage and damage from the roofs in some units.

3. Fire escape balconies in Potereo Hill are being used for outside storage spaces and this is in violation of the Fire & Safety Code.

4. Several concerns were expressed about the new pet law adopted by the California State Ligislature. Also the fee of $250.00 proposed by the Housing Authority for pet owners who are residents and 60 years of age and older was discussed. Ms. Wallace expressed her view that this proposed fee is too high.

5. PHTA will provide a written report to the Commission regarding the Parking Lot near Candlestick Park. Ms. Wallace reported on the various problems with the lot, i.e.; bathroom facilities; telephones; paving of grounds; communication with police. She requested to meet with the Finance Committee to discuss the finances of the Parking Lot.

Secretary Williams responded with reference to the $250.00 security fee for pet owners by stating that its part of several revisions to the Authority's pet policy. The Site and Design Committee will meet to review the policy before it is presented to the full Commission.

President Cook informed the Commission that he and the Presidents of other Commissions met recently with Mayor Feinstein. He said the meeting was very informative.

The President presented Commissioner Elouise Westbrook with a resolution from the Speaker of the California Assembly, Willie Brown, Jr., commending her for years of dedicated hard work in community activities.

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

The following resolutions were brought before the Commissioners:

(a) RESOLUTION NO. 2435

RESOLUTION AUTHORIZING STAFF'S ATTENDANCE AT THE BI-CHAPTER MEETING OF THE PACIFIC SOUTHWEST REGIONAL CONFERENCE (PSWRC) OF THE NATIONAL ASSOCIATION OF HOUSING AND DEVELOPMENT OFFICIALS (NAHRO)

* *

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, the Annual Bi-Chapter Meeting of the PSWRC of NAHRO is being held in Monterey, California, January 18th and 19th, 1982; and

WHEREAS, there will be concurrent sessions offered at the Bi-Chapter Meeting which deals in matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, this Authority deems the attendance at this meeting of two (2) staff persons to be of benefit to the Authority,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHOIRTY OF THE CITY AND COUNTY OF SAN FRANCISCO.

I. That such staff persons are authorized to attend NAHRO's Bi-Chapter meeting in Monterey, California on January 18th and 19th, 1982.

II. That travel be in conformance with the rules and regulations of the travel policies of this Authority.

III. That this resolution take effect immediately.

APPROVED AS TO FORM:

Connie M. Perry

Connie M. Perry, Legal Counsel

DATED Jan 25, 1982

Secretary Williams stated that only one staff person will be attending the conference because Mr. Thomas Gholson, Leased Housing Administrator will not be able to attend.

Commissioner Westbrook moved that Resolution 2435 be passed, which was seconded by Vice-President Brooks. Resolution 2435 was UNANIMOUSLY APPROVED.

11. NEW BUSINESS: (continued)

(b) RESOLUTION NO. 2436

RESOLUTION SELECTING AND APPROVING A SITE IN THE CITY AND COUNTY OF SAN FRANCISCO FOR THE PURPOSE OF CONSTRUCTING HOUSING AUTHORITY ADMINISTRATIVE OFFICES IN COMBINATION WITH HOUSING UNITS FOR SENIOR CITIZENS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT AN APPLICATION FOR THE AFORE-MENTIONED TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

* *

WHEREAS, this Authority proposed to construct low-rent Housing units for Senior Citizens in the City and County of San Francisco; and

WHEREAS, the Authority's administrative offices are sited on two different locations in the City and County of San Francisco, which limits the efficiency in general operations; and

WHEREAS, combinations of Apartments units over office spaces in one building, have worked successfully throughout the nation;

WHEREAS, the property located at 440 Turk Street, Assessor's Block 336 Lot No. 5 in the City and County of San Francisco is owned by the San Francisco Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned site is by this resolution found to be acceptable for the Development of Housing for Senior Citizens, and approved as such; and

II. That this determination by the Commission is subject to the approvals of the Department of Housing and Urban Development and by the Board of Superviosrs of the City and County of San Francisco; and

III. That the new Housing Authority Administrative Offices by incorporated in this Development, aimed at consolidating the two admistrative offices now in use.

IV. That the Executive Director be and he hereby is authorized and directed to do all things necessary and proper to prepare an application as indicated above to be submitted to the Department of Housing and Urband Development.

APPROVED AS TO FORM:

Connie M. Perry

Connie M. Perry, Legal Counsel

DATED Jan 25, 1982

After discussion and suggestions by the Commissioners, Commissioners Chuck moved to pass Resolution No. 2436 and Vice-President Brooks seconded the motion. Resolution 2436 was UNANIMOUSLY APPROVED with the following amendment as requested by Commissioner Westbrook:

Number IV is to read; that the Executive Director be and he hereby is authorized and directed to do all things necessary and proper to prepare an application as indicated above to be sumbitted to the Department of Houisng and Urban Development and other sites of the City including the Hunters Point area.

President Cook called upon the visitors that requested to address the Commission regarding their concerns.

Ursula Anderson, President of the City Wide Council suggested the pet fee be $100.00 and expressed concerns about the care of pets when the tenants are hospitalized.

Mr. Williams commented that the Authority is working with the SPCA on various issues, one being the care of pets when seniors are hospitalized.

Numerous complaints and conversation ensued regarding the problems with the elevators not working in Plaza West Projects.

Conversation also continued regarding the lighting situation and unsanitary conditions of the stairwells in Plaza West.

Mr. Hugunin raised the question about the roofing contracts being signed over 1 month ago and the work not being done yet.

Mr. Deasy responded that the contractors has delayed his work. It was decided that he and President Cook will review the contract to see what steps can be implemented to get the roofing work started.

Mr. Ed Tomola, of Elouise Westbrook Apartments, addressed the Commission regarding tenants putting up security grills and window bars. He also asked about the possibility of antennas being installed for clearer television reception.

Mrs. Eva Williams invited the Commission to attend Plaza West Tenant's meetings that are held once a month.

Commissioner Westbrook introduced the following resolution to the Commission:

RESOLUTION NO._____

RESOLUTION INCREASING PER DIEM PAYMENTS FOR ATTENDANCE BY COMMISSIONERS AT REGULAR MEETINGS OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION

* *

WHEREAS, Health and Safety Code Section 34271 provides that San Francisco Housing Authority Commissioners may receive per diem payments for attending commission meetings, with the exception of committee meetings; and

WHEREAS, Health and Safety Code Section 34271 was amended in 1979 to authorize an increase in siad per diem payments to commissioners; and

WHEREAS, this commission desires to increase said per diem payments as authorized by statue.

NOW, THEREFORE BE IT RESOLVED THAT:

1. All previous resolutions relating to the per diem payments to Commissioners is hereby rescinded.

2. The Commissioners of the San Francisco Housing Authority shall receive a per diem payment of $50.00 per meeting attended with the exception of committee meetings.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Connie M. Perry

Connie M. Perry, Legal Counsel

DATED Jan 25, 1982

The resolution introduced by Commissioner Westbrook was referred to the Finance Committee for review.

12. ADJOURNMENT:

There being no further business the meeting was adjourned at 12:05 p.m..

PRESIDENT

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

January 22, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:00 A.M., THURSDAY, JANUARY 28, 1982 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, January 28, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

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4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Approving Amendment No. 9 to the Section 8 Annual Contribution Contract SF 618 and authorizing its execution

   (b) Resolution - Approving Section 8 Operating Budget for Fiscal Year 1981-1982

   (c) Resolution - Establishing a Pet Policy for the Elderly Residents of Public Housing

   (d) Appeal of PHTA's Grievance Decisions dated January 13, 1982 regarding Potrero Terrace Rent Strike

   (e) Resolution - Authorizing Emergency Boilers Rehabilitation Work concerning Holly Courts Cal 1-1, Potrero Terrace Cal 1-2, North Beach Cal 1-11 and Alice Griffith Cal 1-18 (4).

   (f) Resolution - Commendation and appreciation to Robert Dye upon his retirement from the Housing Authority of the City and County of San Francisco.

12. ADJOURNMENT:

Carl L. Williams
CARL L. WILLIAMS
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 28, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California on Thursday, January 28, 1982.

1. ROLL CALL:

Roll Call the following members to be:

PRESENT: Preston Cook, President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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A quorum was present.

ABSENT: Betty Brooks, Vice-President

ALSO PRESENT:
Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Francis Hugunin - 345 Hermann Street
Christine Neal - PHTA
Sara H. Owens - Hunters View
Mary Wolridge - PHTA

3. APPROVAL OF AGENDA:

It was moved by Commissioner San Jule and seconded by Commissioner Chuck to accept the Agenda of January 28, 1982. The Agenda of January 28, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Westbrook moved to approve the minutes of the meeting of January 14, 1982, and Commissioner Chuck seconded the motion. The minutes of the meeting of January 14, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

The Secretary reported on the following two (2) items as a matter of information:

1. The Public Housing Task Force met on January 22, 1982 and they will meet again January 29, 1982.

2. The Mayor will hold a Press Conference January 28, 1982 at 2:00 p.m. at the City Hall to announce the 2.4 million dollar contribution from Cahill Construction Company to the Authority to help with the rehabilitation of the Pink Palace Project. The Secretary invited the Commission to attend

7. COMMITTEE REPORTS:

The Committee Reports were reported on by the following Chairpersons:

Chairperson Fussell summarized the Finance Committee Meeting of January 21, 1982 the items will be covered under New Business and he highlighted the review of the 1st quarter of the Authority's Budget ending December 31, 1981 and there was an increase of operating receipts and a decrease in expenditures.

Commissioner Fussell reported on the meeting of the Personnel Committee in the absence of the Chairperson. He stated that the Committee voted that no additional steps should be added to the Management Disciplinary Policy and that the Personnel Committee will review the policy in the first quarter of next year.

Chairperson San Jule reported on the Site and Design Committee Meeting of Janaury 27, 1982 pertaining to the Senior Citizen Pet Policy.

The Site and Design Committee finally voted to recommend that:

a. The deposit be $100.00 per unit.

b. That the SPCA should submit in writing, what they will do to support the program, such as helping Seniors who cannot walk their dogs if hospitalized leaving no one to care for the pets.

8. REPORT OF COUNSEL:

Counsel Perry stated that item (d) under New Business has been taken off the Agenda by request of the Attorney for Potrero residents.

President Cook stated he has serious problems with the written structure of the Grievance Procedure and requested staff to review the Grievance Procedure with PHTA and present a new proposal to the Commission for adoption within the next few weeks.

Mr. Williams agreed that a new Grievance Procedure was long overdue and this will be taken up with PHTA as soon as possible.

9. TENANT REPRESENTATIVE REPORT:

NONE

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

The following resolutions were brought before the Commission:

(a) RESOLUTION NO. 2437

RESOLUTION APPROVING AMENDMENT NO. 9 TO SECTION 8
ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING
ITS EXECUTION

* *

RESOLUTION NO 2437
* * * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO.9 TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING ITS EXECUTION
* *

PROJECT NO. CA-39-K001-002

* *

WHEREAS, the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO (hereinafter referred to as "PHA") entered into a Section 8 Annual Contributions Contract on December 23, 1975 (as amended) with the United States of America (hereinafter referred to as the "Government").

WHEREAS, it is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such Amendment - i.e., to correct the Budget Authority amount as incorrectly started in Admendment No. 8

NOW,THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE SAN FRANCISCO HOUSING AUTHORITY, THAT:

1. The Admendment to the Annual Contributions Contract is hereby approved and accepted. The President is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the PHA, and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such counterpart and to forward such executed counterparts, or any of them, to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Connie M. Perry
Connie Perry, Legal Counsel

DATE: Jan 25, 1982

Secretary Williams explained as a result of HUD using the Authority's approved exception rents in lieu of fair market rent figures, this amendment to the Section 8 Annual Contributions Contract is to correct the budget authority amount incorrectly stated in Amendment No. 8.

Commissioner Fussell moved that Resolution No. 2437 be passed, which was seconded by Commissioner San Jule. Resolution No. 2437 was UNANIMOUSLY APPROVED.

11. NEW BUSINESS: (continued)

(b) RESOLUTION NO. 2438

RESOLUTION APPROVING SECTION 8 EXISTING HOUSING PROGRAM OPERATING BUDGET FOR THE PERIOD OF OCTOBER 1, 1981 TO SEPTEMBER 30, 1982, CONTRACT NO. SF-618

* *

WHEREAS, by Resolution No. 2412 dated September 10, 1981, the San Francisco Housing Authority Board of Commissioners approved the Interim Operating Budget for the period of October 1, 1981 to September 30, 1982; and

WHEREAS, by Resolution No. 2427 dated November 12, 1981, this Commission approved Amendment No. 7, authorizing the unit distribution of bedroom size allocations and to increase the Section 8 Existing Housing Program by 109 additional units; and

WHEREAS, there is attached hereto, marked Exhibit A, the Budget in appropriate form for the Section 8 Existing Housing Program under Contract SF-618, covering the fiscal operating period of October 1, 1981 to September 30, 1982; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families, and the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and they it does not provide for Federal Funding in excess of that of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. This Resolution hereby rescinds Resolution 2414;

2. The Budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM:

_____
Connie Perry, Legal Counsel

DATED _____

Secretary Williams summarized this item saying basically this resolution authorizes an additional 109 units to the Section 8 Existing Housing Program.

The Finance Committee, at its meeting held January 21, 1982, approved the fiscal year 1981-82 Section 8 budget and recommends the Commission's adoption of this Resolution.

Commissioner Fussell moved adoption of Resolution No. 2438 which was seconded by Commissioner Chuck. Resolution No. 2438 was UNANIMOUSLY APPROVED.

RESOLUTION NO. 2439

RESOLUTION ESTABLISHING A PET POLICY FOR THE ELDERLY RESIDENTS OF PUBLIC HOUSING

****

WHEREAS, the San Francisco Housing Authority owns and operates approximately 2,500 elderly units in public housing developments; and

WHEREAS, Senate Bill No. 1047 (an act to add Section 19901 to the Health and Safety Code, relating to housing), has been enacted effective January 1, 1982; and

WHEREAS, it is mandated that the Housing Authority comply with this new law, which allows the elderly to have no more than two pets within each unit; and

WHEREAS, for the purpose of this law and the Housing Authority's compliance thereto, (a) "elderly" means any person over the age of 60; (b) "pet" means domesticated dog, cat, bird or aquarium; and

WHEREAS, the new Pet Policy shall read as follows:

As a result of a California State Law passed effective January 1, 1982, the San Francisco Housing Authority will allow Senior Citizens to have pets in accordance with the following guidelines:

1. Senior Citizens will be defined as Head of Household, 60 years of age or older, with respect to this Pet Policy.

2. Senior Citizens will be allowed to have no more than two dogs, two cats or one dog and one cat. In addition goldfish, parakeets will be allowed within reason as determined by the Manager.

3. A pet deposit of $100.00 will be required before the Senior Citizen is allowed to have the pet in housing.

4. The pet deposit will be required for all new Senior Citizen residents after January 1, 1982. Senior Citizen residents, who moved into housing before January 1, 1982 without a cat or dog but now wish to obtain one will also be required to make a pet deposit. For all Senior Citizens who had a cat or dog before January 1, 1982, no pet deposit will be required. Senior Citizens who are blind or deaf and require a dog will not be required to make a pet deposit.

5. In order to be allowed to have a dog or cat, documentation will have to be provided that: if appropriate, a previous landlord must indicate that there have been no cat or dog problems; all appropriate shots have been received; and dog is licensed; and, that pets have been spayed or neutered when medically feasible.

6. Violations of City leash, biting, "pooper scooper", etc. laws may lead to a notice to vacate the premises or dispose of the pet. In addition, damage to Authority property by the pet may result in a similar action. The severity of the violation will determine how many warnings will be given before a notice to vacate.

7. The pet deposit will be used to defray pet caused damages. Upon vacating a unit, the pet deposit will be returned in full if there are no such damages.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Pet Policy be adopted in its entirety;
2. The Pet Policy be put into effect as of the date of passage of this Resolution; and
3. The Executive Director immediately undertake appropriate measures to make all residents of public housing aware of the new Pet Policy.

APPROVED AS TO FORM:

Connie Ill Perry

LEGAL COUNSEL

Jan 25, 1982

DATE

Mr. Williams informed the Commission of the new California Law that came into effect January 1, 1982 which basically allows that senior citizens are entitled without too many restrictions to have pets in public housing.

The Secretary stated that staff has proposed a series of amendments to the pet policy that the Commission adopted in October, 1981 to bring the Authority into compliance with the State Law. The Site & Design met and agreed upon a policy.

After discussion and suggestions by the Commissioners regarding the Pet Policy, President Cook stated that the Commissions position would be to do all they can to work with staff and SPCA and for the SPCA to work with the tenants to make sure that they are responsible pet owners.

Mr. Williams stated that Staff will report back to the Commission regarding any problems resulting from the new pet policy. He also stressed that Staff will be in close contact with the seniors for their continued input regarding the policy.

Upon Roll the vote on Resolution No. 2439 was as follows:

AYES: Preston Cook President
Joan Byrnes San Jule, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

NAYES Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner

ABSENT: Betty Brooks, Vice-President

Resolution No. 2439 was accepted by a 4 - 2 vote.

The following resolution commending Bob Dye, Security Officer for the Housing Authority was introduced by the Secretary, Carl L. Williams.

RESOLUTION NO. 2440

RESOLUTION OF COMMENDATION AND APPRECIATION TO ROBERT DYE UPON HIS RETIREMENT FROM THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

RESOLUTION NO. 2440
* * * * * * * * * * *

RESOLUTION OF COMMENDATION AND APPRECIATION TO ROBERT DYE UPON HIS RETIREMENT FROM THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, Robert Dye has worked at the San Francisco Housing Authority since February 4, 1976, and

WHEREAS, Robert Dye performed his duties with the San Francisco Housing Authority in a competent manner; and

WHEREAS, Robert Dye has always been courteous and friendly to the Authority's residents, staff and Commissioners in the performance of his duties; and

WHEREAS, Robert Dye was always willing to do that "little something extra"; and

WHEREAS, Robert Dye retired from the San Francisco Housing Authority on December 11, 1981;

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Commission of the Housing Authority of the City and County of San Francisco commend Robert Dye for excellence in service to the Housing Authority.

(2) The Commission of the Housing Authority of the City and County of San Francisco extends its appreciation to Robert Dye for his services to the Housing Authority.

(3) The Commission of the Housing Authority of the City and County of San Francisco extends to Robert Dye its good wishes for a safe, healthy, and prosperous retirement.

DATE: January 28, 1982

/s/ Preston Cook
President

/s/ Betty Brooks
Vice President

/s/ Joan M. San Jule
Commissioner

/s/ Beatrice Patterson
Commissioner

/s/ Elouise Westbrook
Commissioner

/s/ James G. Fussell, Jr.
Commissioner

/s/ Harry Chuck
Commissioner

/s/ Carl L. Williams
Secretary/Executive Director

Resolution No. 2440 Commending Robert Dye upon his retirement was UNANIMOUSLY APPROVED.

Mr. Williams introduced Resolution No. 2441 by stating that although significant improvements have been made in the Authority's boiler maintenance program there are still certain boilers that reuqire extensive rehabilitation. To expedite the completion of the repair of these boilers the staff recommends that the Commission declare the existence of an emergency at these projects. An emergency declaration will authorize the staff to eliminate the time-consuming bidding process.

Following Mr. Williams comments the Commissioners made a number inquiries of staff regarding this resolution. Mr. Barney Deasy, Deputy Executive Director, responded to most of the inquires. Mr. Deasy indicated that all boiler repairs should be completed in ninety (90) days.

RESOLUTION NO. 2441

RESOLUTION AUTHORIZING EMERGENCY BOILER REHABILITATION WORK AT HOLLY COURTS, CAL 1-1, POTRERO TERRACE, CAL 1-2, NORTH BEACH CAL 1-11, AND ALICE GRIFFITH, CAL 1-18(4)

* *

WHEREAS, the boiler systems at the Holly Courts, CAL 1-1, Potrero Terrace, have deteriorated to the point where major rehabilitation is now required; and

WHEREAS, these boiler systems are now in the process of failing, leaving residents without heat and hot water at the coldest time of the year, creating an emergency situation; and

WHEREAS, the Mayors Office of Community Devleopment has allocated Community Development Block Grant funds for the rehabilitation of the boilers at North Beach CAL 1-11; and

WHEREAS, the Department of Housing and Urban Development has allocated Modernization funds for the rehabilitation of the boilers at Holly Courts, CAL 1-1, Potrero Terrace, CAL 1-2 and Alice Griffith, CLA 1-18(4); and

WHEREAS, the Authority's consulting engineers have completed their review of these boiler systems and the needed improvements have been established; and

WHEREAS, the Authority is prepared to implement the improvements immediately, should public bidding not be required.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Commission authorizes the waiving of competitive bidding due to the serious urgency of this problem and authorize staff to immediately implement the needed boiler rehabilitation improvements at Holly Courts, Cal 1-1, Potrero Terrace, Cal 1-2, North Beach, Cal 1-11 and Alice Griffith, Cal 1-18(4) by negotiating with the firm currently under contract with the Authority to perform boiler maintenance.

2. That the Executive Director is hereby authorized to execute all contract documents for these boiler improvements.

APPROVED AS TO FORM:

_____

Connie Perry, Legal Counsel

DATED_____

Commissioner San Jule made a motion to approve Resolution No. 2441 Commissioner Chuck seconded the motion. Resolution No. 2441 was UNANIMOUSLY APPROVED.

President Cook recommended that the next Commission Meeting of February 11, 1982 be held in Hunters Point.

Commissioner San Jule reported on the presentation made by Marquis Associates at the Site & Design Committee meeting of January 27, 1982 regarding the conversion of the Pink Palace. She stated that the presentation was very impressive and would be made to the full Commission at a future date.

Discussion and conversion ensued regarding the distribution of the cheese by the Federal Government and the cost to those persons responsible for the distribution.

Francis Hugunin and Mr. Lee addressed their concerns regarding the cost for tenants to operate the laundry facilities in their respective developments.

12. ADJOURNMENT:

There being no further business before the Commission the meeting of January 28, 1982 was adjourned at 11:45 a.m.

PRESIDENT

Carl L. Wells

SECRETARY/EXECUTIVE DIRECTOR

Docs

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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February 5, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:00 A.M., THURSDAY, FEBRUARY 11, 1982 AT 100 WHITNEY YOUNG CIRCLE, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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AGENDA
* * * * * *

REGULAR MEETING HELD:
FEBRUARY 11, 1982

100 WHITNEY YOUNG CIRCLE
SAN FRANCISCO, CALIFORNIA

Housing Authority

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice-President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Standard Agreement to Amend the Housing Assistance Program (HAP) for the Section 8 Aftercare Program.

   (b) Request by Commissioner Beatrice Patterson that the Commission of the Housing Authority Support the Efforts By Residents of 1880 Pine Street, 1760 Bush Street and other Residents in the Vicinity of these buildings to have Greater Access to Public Transportation.

12. ADJOURNMENT:

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Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
February 11, 1982

100 Whitney Young Circle
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 100 Whitney Young Circle, San Francisco, California on Thursday, February 11, 1982.

1. ROLL CALL:

Roll Call found the following members to be:

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PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director

2. VISITORS:

Cleo Wallace - PHTA
Christine Neal - Alice Griffith-PHTA
Mary Wolridge - PHTA
J. mumphery - Hunters View
Ed Tomola - Westbrook Apartment
Glaydus Shawford - Plaza West

3. APPROVAL OF AGENDA:

It was moved by Commissioner San Jule and seconded by Commissioner Cook to accept the Agenda of February 11, 1982. The Agenda of February 11, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the meeting of January 28, 1982, and Commissioner Patterson seconded the motion. The minutes of the meeting of Janaury 28, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Secretary/Executive Director reported on his receipt of a telegram from Robert W. Maffin, Executive Director of National Association of Housing Redevelopment Officials (NAHRO) regarding President Reagan's HUD's budget for fiscal year 1983. Mr. Williams read the telegram, the contents of which are as follows:

HUD's Fiscal 1983 Budget Request:

Operating subsides of $1.075 billion or less than 64% of PFS. 5,000 public housing units to be demolished or sold. No new section 8 or public housing construction, 10,000 units of section 202. Public housing modernization of $1.8 billion recaptured from production pipeline. $3,456 billion for CDBG and $475 million for UDAG, no new 108 or 312.

Urge you immediately write members of congress and editors of local newspapers making clear devastating impact of this budget on your ability to meet local needs. News media awareness of problem budget poses is critical.

President Cook requested of the Executive Director, Carl Williams, to prepare a letter to Secretary Pierce expressing the SFHA Commission's dismay regarding HUD's proposed 1983 Budget and the impact it will have on the Authority and tenants.

Commissioner Westbrook requested the managers to contact residents regarding a petition opposing HUD's 1983 Budget. Vice-President Brooks also wished that the tenants be informed of the Budget and the possible effects it may have on them.

Conversation ensued among the Commissioners regarding the matter of President Reagan's 1983 Budget proposal for HUD.

Cleo Wallace, President of PHTA, addressed her concerns regarding the Proposed 1983 Budget and agreed that the tenants needed to be informed.

Secretary Williams stated that he will keep the Commission apprised of developments with the budget.

6. REPORT OF SECRETARY:

Secretary Williams reported that he attended a Management Seminar at the request of the Mayor in San Francisco last week conducted by the Transamerica Corporation. The Seminar was very productive and in attendance were several Department Heads in the City and County of San Francisco. Mr. Williams expressed the Mayor's enthusiasm about the program and he commented that there is a good chance that this will become a regular program throughout the City and if the City does participate in the program then he will make a recommendation to send the Authority's Management Personnel to participate.

7. REPORT OF COUNSEL

NONE

8. COMMITTEE REPORTS:

NONE

9. TENANT REPRESENTATIVE REPORT:

Cleo Wallace, representing the Public Housing Tenants Association, addressed the Commission with the following concerns:

1. Plaza West - Elevators still down and lights out
2. Westside Courts - Lights out
3. Potrero Terrace - Balconies are still being used as an outside storage spaces
4. North Beach - Garbage Chutes are too small and North Beach is requesting debris boxes
5. Cheese Program - Ms. Wallace will provide the Executive Director a copy of a letter she is in receipt of from the Mayor's Office. The letter is from the Food Bank and it is signed by Scott Schaffer.

Mr. Williams informed the Commission that he had been contacted by the Food Bank Staff requesting to lease the 3rd floor of 1815 Egbert Street for the Cheese Program. He stated that the Authority's Staff does not have any problem with leasing their building but Mr. Williams is requesting that if the Food Bank leases the 3rd floor from the Authority that the fee for the distribution of the cheese be waived for PHTA so the residents of public housing can receive and participate in the Cheese Program free of charge.

Commissioner San Jule suggested a Tenant Clean-up Task Force to help with the present problems and possibly arising problem.

Commissioner Westbrooks expressed concerns regarding the responsibilities of the Project Area Managers.

In response to Ms. Wallace's request for the Mayor to make an unannounced tour of the projects, President Cook suggested that he be contacted and he and another Commissioner will tour the area unannounced.

Dennis Guest, Director of Resident Services, responded to the Commission regarding the concerns of PHTA: the balconies in Potrero, debris boxes, and several other matters.

11. NEW BUSINESS:

The following resolutions were brought before the Commission:

(a) RESOLUTION NO. 2442

RESOLUTION EXTENDING THE STANDARD AGREEMENT BETWEEN THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE SAN FRANCISCO HOUSING AUTHORITY TO ADMINISTER THE SECTION 8 AFTERCARE PROGRAM

* *

WHEREAS, the Commission of the San Francisco Housing Authority, by Resolution No. 2286 dated October 11, 1979, authorized the Executive Director to execute a standard agreement between the San Francisco Housing Authority and State Department of Housing Community Development (HCD) to administer the Section 8 Aftercare Program, and

WHEREAS, the State Department of Housing and Community Development by letter dated January 28, 1982, has requested that the standard agreement be extended for an additional five (5) years consistent with HCD's Annual Contributions contract with HUD; and

WHEREAS, the San Francisco Housing Authority has deemed this program necessary to insure that handicapped families receive a fair share of safe, decent and sanitary housing, and live a full and independent life.

NOW, THEREFORE BE IT FURTHER RESOLVED by the Commission of the Housing Authority of the City and County of San Francisco:

I. That the Executive Director is authorized to amend the Housing Assistance Payments Contract for the Section 8 Aftercare Program to extend it for an additional five (5) years.

II. That this Resolution shall become effective immediately.

APPROVED AS TO FORM

_____

CONNIE PERRY, Legal Counsel

DATED_____

Secretary Williams explained that the Housing Authority is under contract with the State Department of Housing Community Development (HCD) in the administration of the Aftercare Program for the Section 8 residents. This is for people who have developmental handicaps and other physical disabilities so that they can participate in the Authority's Section 8 program. There are currently 145 units allocated to this program and there is still a need for more.

This resolution will authorize the Authority to extend the agreement for an additional five (5) years.

Mr. Williams stated that Mr. Tom Gholson, Leased Housing Administrator, is present to answer any questions as to how this program operates.

Commissioner Westbrook referred to a news article which stated that Section 8 would be cut. Mr. Williams responded that the new construction section 8 program will be cut but he does believe the Section 8 existing program will be cut.

Commissioner Westbrook moved to accept Resolution No. 2442 and Vice-President Brooks seconded the motion. Resolution No. 2442 was UNANIMOUSLY APPROVED.

(b) The Commission of the San Francisco Housing Authority next took up the matter of request by Commissioner Beatrice Patterson that the Commission of the Housing Authority support the efforts by residents of 1880 Pine Street, 1760 Bush Street and other residents in the vicinity of these buildings to have greater access to public transporation.

There was general discussion and conversation regarding Commissioner Patterson's request and it was the general consensus of the Commission that the Executive Director prepare a letter to the Public Utilities Commission.

Commissioner Westbrook moved to support the request of Commissioner Patterson and Vice-President Brooks seconded the motion. This request was UNANIMOUSLY ACCEPTED by the Commission of the San Francisco Housing Authority.

After New Business was concluded, the following visitors addressed their concerns to the Commission:

Ms. Karen Young - resident 40 Brookdale, requested a transfer to Hunters Point.

Mrs. Garlington #3 Maddux Avenue, made suggestions regarding the maintenance of the housing projects and the managers responsibilities.

Mrs. Maxwell commended the Commission on the progress that has been made in the Authority and made comments on the telegram from Robert Maffin regarding the proposed 1983 Budget.

Slyvester Brown - Turk and Scott Street, reported on criminal activities at Plaza West. He also commented on the SFHA Police not responding to calls.

Commissioner Westbrook suggested that a tenant representative be assigned to report on incidents in their area.

Ed Tomola, President of Elouise Westbrook Apartments Tenants Association, addressed the Commission asking if garbage could continue being picked up three (3) times per week instead of the current two (2) days per week pick up.

The garbage pick up was reduced to two (2) days per week because of budgetary constraints.

Commissioner San Jule reported on a meeting several months ago held with the Authority and the Redevelopment Agency, in attendance was Carl Williams, Evert Heynneman and Commissioner San Jule. Discussion was held on the ongoing problems and how the two (2) agencies can work together in the Hunters Point Community.

Mr. Heynneman addressed the Commission and summarized the meeting between the Housing Authority and the Redevelopment Agency.

Barbara Thomas, Manager of Hunters Point, addressed the Commission by request of Commissioner San Jule and stated that the basic problems that the managers are faced with is lack of management control in the maintenance of the units and grounds.

Ms. J. Mumphery - Hunters View address the Commission regarding the oil that runs out of the parked cars on the housing grounds.

12. ADJOURNMENT:

There being no further business the meeting was adjourned at 12:05 p.m.

Following adjournment some of the Commissioners toured the Hunters View and Elouise Westbrook Apartment areas.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrne-San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

February 19, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:00 A.M., THURSDAY, FEBRUARY 25, 1982 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON TUESDAY, February 25, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Bymes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

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10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Authorizing Demolition of Building at the Alemany Development, Cal. 1-16.

    (b) Resolution - To Establish a goal of 20% of the Dollar Value of Total Contracts to Minority Business Enterprises Pursuant to the Comprehensive Asst. Improvement Program.

    Appeal of Grievance Decision Dated January 28, 1982 Regarding Rent Strike by the Potrero Residents

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
February 25, 1982

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California on Thursday, February 25, 1982.

1. ROLL CALL:

Roll Call found the following members to be:

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PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITOR:

Christine Neal - PHTA, Alice Griffith
Patricia Accoe - Potrero Hill
Bobbie Sanders - PHTA, Head & Randolph
Mary Wolridge - PHTA, Alice Griffith
Francis Hugunin - 345 Hermann
Paul Wortelle - SFNLAF/Potrero Hill
Paulette Faison - Potrero Hill
LaWanna Potts - Potrero Hill
Sarah Owens - Hunters View
Bertha Hensly - Potrero Hill
Maybelline Hubbard - Potrero Hill
Shirley Ann Raney - Harbor Slope
Annie Littlefield - Sunnydale
Thomas Hampton - Hunters Point

3. APPROVAL OF AGENDA:

It was moved by Commissioner San Jule and seconded by Vice-President Brooks to accept the Agenda of February 25, 1982. Before the final approval of the Agenda Commissioner Fussell moved to amend the Agenda by adding the following items:

(a) discussion of materials received by the Commission regarding recommended procedures to assure resident upkeep of units and grounds.

(b) discussion of overtime, scavenger contract and utility bill.

The amended Agenda of February 25, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the meeting of February 11, 1982, and Commissioner Westbrook seconded the motion. The minutes of February 11, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Secretary/Executive Director reported on his receipt of a letter from Mayor Dianne Feinstein dated February 15, 1982 regarding her comments to the Authority on HUD Management Review. A copy was given to each Commissioner. The Mayors letter was encouraging and it indicates a number of reforms that the Authority has instituted are being recognized by the Department of Housing and Urban Development.

Mr. Williams provided the Commissioners with a summary of the Management Review. The entire document is 120 pages long.

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams, reported on the following two (2) items as a matter of information.

1. Vickie Arnold, Director of Personnel, was introduced to the Commission by the Executive Director.

2. A recommended procedure regarding resident upkeep of units and grounds which was requested by the Commission has been provided to each Commissioner.

7. COMMITTEE REPORTS:

NONE

8. REPORT OF COUNSEL:

Legal Counsel, Connie M. Perry provided the Commission with a report of the legal actions taken for the month of January, 1982.

9. TENANT REPRESENTATIVE REPORT:

NONE

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

The following resolutions were brought before the Commission:

(a) RESOLUTION NO. 2443

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR DEMOLITION OF 572-582 ALEMANY BOULEVARD - PROJECT CAL 1-16

* *

RESOLUTION NO. 2443

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
DEMOLITION OF 572-582 BOULEVARD - PROJECT
CAL 1-16
* *

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, on October 5 and 6, 1981, this Authority advertised for bids for the demolition of 572-582 Alemany Boulevard, in Alemany, Project Cal 1-16; and

WHEREAS, on October 27, 1981, bids were received, publicly opened and read aloud as follows:

	BIDDER	BID AMOUNT
1.	Crown Iron Works	$ 8,449.00
2.	Evans Brothers	8,950.00
3.	Cleveland Wrecking Co.	10,400.00
4.	Ferma Corp.	10,945.00
5.	Iconco of California	12,000.00
6.	Empire Site Development Corp.	14,275.00

WHEREAS, the Authority has evaluated the bids received and had determined that the low bid is within the budget item amount for the work involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract be awarded to Crown Iron Works in the amount of $8,449.00

II. That this action shall not constitute notice to the contractor of the award of the contract and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with Crown Iron Works on behalf of this Authority.

APPROVED AS TO FORM:

_____
Counsel

DATED_____

Secretary Williams informed the Commission that the Housing Authority Staff has been working with HUD Area Office seeking permission and authorization to demolish the six (6) unit building at the Alemany Development because of settlement problems and the building being a hazard. After a lengthy period, HUD has finally approved the demolition of the building and funds have been made available through the Community Development Block Grant Program. Staff urges the Commission's approval to award this contract to proceed with the demolition of this building.

Commissioner Chuck moved to approve Resolution No. 2443 and Commissioner Fussell seconded the motion. Resolution No. 2443 was UNANIMOUSLY APPROVED.

Mr. Williams introduced this Resolution by stating that the Authority is in receipt of funds under the Comprehensive Assistance Improvement Program (CIAP). The CIAP funds will be used extensively in the Western Addition area.

As part of this program HUD requires that the Commission of the Authority adopt a resolution setting a minimum goal of 20% of the total value of all contracts awarded under this program, should go to minority and women enterprises.

Mr. Williams reminded the Commission that the Authority has a fairly good record in terms of affirmative action and he commented that this goal is not difficult to meet but it is a requirement from HUD that this resolution be passed.

Commissioner San Jule moved to adopt Resolution No. 2444 and Vice-President Brooks seconded the motion.

Commissioner Westbrook expressed her concerns about the 20% award not being very much and the bidding process discourages the smaller minority contractors from bidding.

Commissioner Fussell agreed with Commissioner Westbrook and he called attention to the Executive Director's statement that the Authority would use 20% as a minimum. Because the resolution does not state the 20% as a minimum, Commissioner Fussell suggested that an amendment to the resolution be added to read under No. 1 as follows:

1. The San Francisco Housing Authority hereby establishes a goal of awarding a minimum of 20% of the total dollar value of all funding received under CIAP to minority business enterprises.

Commissioner Fussell also stated that the Authority should constantly strive for a higher percentage than 20%. Commissioner Chuck seconded the motion to amend Resolution No. 2444.

Commissioner San Jule was very interested in finding a way legally to favor the contractor that hires the most minorities.

Mr. Williams stated that the Authority is working on revising and streamlining the Affirmative Action Policies and Procedures. Mr. Williams completely agreed with the amendment and that 20% is a very low minimum.

RESOLUTION NO. 2444

RESOLUTION TO ESTABLISH A GOAL OF AWARDING TWENTY (20%) PERCENT OF TOTAL DOLLAR VALUE OF THE COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM (C.I.A.P) GRANT TO MINORITY BUSINESS ENTERPRISE

* *

WHEREAS, the San Francisco Housing Authority desires to participate in the Comprehensive Improvement Assistance Program; and

WHEREAS, the Congress of the United States through the Department of Housing and Urban Development has a requirement that Housing Authorities receiving funding under the CIAP establish a goal of awarding 20% of the total dollar value of the grant to minority business enterprise; and

WHEREAS, the San Francisco Housing Authority desires to assure maximum participation of minority business enterprise in the program.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The San Francisco Housing Authority herrby establishes a goal of awarding a minimum of 20% of the total dollar value of all funding received under CIAP to minority buisness enterprises.

2. The San Francisco Housing Authority will use its best efforts to achieve the aforementioned goal.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Connie M. Perry, Legal Counsel

DATED

The Commission UNANIMOUSLY APPROVED the amendment to Resolution No. 2444.

The Commission UNANIMOUSLY APPROVED Resolution No. 2444.

(c) RECOMMENDED PROCEDURES TO INSURE RESIDENT UPKEEP OF UNITS AND GROUNDS

Secretary Williams stated that following the tour of Westbrook Apartments and other areas of Hunters Point on February 11, 1982, the Commission requested that staff prepare an outline of procedures to encourage residents to do more to upkeep the exterior of their units and the surrounding grounds.

Staff has provided the Commission with a recommended set of procedures that staff feels should be implemented. Mr. Williams stated that to some extent these procedures are underway and there is sufficient legal basis under the current lease to do many of the recommended procedures. He stressed that a policy is needed from the Commission as well as a statement of the principle and objectives from the Commission so everyone is on clear notice that this a matter of grave concern at the policy making level of the Authority. Mr. Williams suggested that this matter could be heard before the Site and Design Committee for greater deliberation.

General discussion and conversation ensued among the Commission regarding this matter. Commissioner Chuck suggested and the Commissioners agreed that the Site & Design Committee should review this matter as as possible.

Cleo Wallace, representing PHTA, expressed her concerns regarding the recommended procedures.

Commissioner San Jule asked Ms. Wallace to meet with the tenants and prepare a list of their concerns to be discussed at the next Site & Design Committee.

Commissioner Chuck motioned that the procedures to be recommended as a resolution be accepted and Vice-President Books seconded the motion.

President Cook proposed that the Commission adopt this Resolution and requested that the Site & Design Committee hold a meeting to further discuss and define this policy.

The resolution regarding the recommended procedures to insure resident upkeep of units and grounds was UNANIMOUSLY APPROVED by the Commission.

Commissioner Chuck was excused from the Commission Meeting at 10:50 a.m..

(d) Discussion then took place regarding: Overtime, utility expenses and the contract with scavenger company.

President Cook expressed his concern about the regular scheduled overtime and the charges of maintenance work to tenants. He called for a Finance Committee Meeting to be held to discuss the overtime of employees, the contract with the scavengers, and the Authority's utility bill.

(e) APPEAL OF GRIEVANCE PANEL DECISION DATED JANUARY 28, 1982 REGARDING RENT WITHHOLDING BY CERTAIN RESIDENTS OF POTRERO PROJECT

President Cook called upon Counsel as to whether the monies withheld in in the rent strike were put into an escrow account.

Counsel Perry responded that to her knowledge the monies have not been put into an escrow account. Attorney for Potrero residents answered that monies are being held in an escrow account. President Cook asked for an audit of that account and where those monies come from and where they are deposited.

Counsel Perry provided the Commission with three (3) documents dated January 25, 1982, February 19, 1982 and an informational sheet not dated. The document dated January 25, 1982, indicated the eight (8) grievance decisions issued by the Public Housing Tenants Association. The document dated February 19, 1982 further expands on the on the reasons why management feels that this decision of the panel is not proper. The undated Informational Sheet: "Potrero Terrace Rent Strike" shows what the Authority has done in order to solve the problems that initated the grievance complaint.

Counsel introduced ano
Legal Assistance Attorney, Mr.
Procedure has not been properly

Counsel made reference to the recent HUD Management Review of the Authority regarding the grievance procedure. It was Counsel's opinion that the current grievance procedure and this particular decision of the grievance panel does not comply with HUD regulations.

Counsel Perry requested that the Commission overturn the decision and require the tenants to continue to pay their rent to the Housing Authority because the individual grievances have been corrected.

Dennis Guest, Director of Resident Services, addressed the Commission and reported on what has been done to correct the problems addressed in the grievance.

Cleo Wallace addressed the Commission and expressed her concerns about the grievance decision and she stated that she disagreed with Counsel Perry.

Conversation ensued among the Commission, Counsel and Ms. Wallace regarding this matter.

Paul Wortelle addressed the Commission representing the Potrero Residents rent strike. He stated that tenants in public housing have the right to have habitable housing and he addressed the concerns and reasons why the individual Potrero residents were participating in a rent strike. He also addressed the Grievance Decision rendered by PHTA.

Attorney Wortelle suggested to the Commission that if they do not understand the decision to give the grievance decisions bsck to the panel for clarification.

A lengthy discussion continued among the Commission and both Attorney's regarding the Grievance Decision and the grievance procedures.

Commissioner San Jule was excused from the meeting at 11:20 p.m..

Commissioner Westbrook and Commissioner Fussell agreed that since the Authority has taken care of most of the problems addressed in the Grievance Complaint and the Authority is working diligently to take care of the other problems, rents are to the Authority should be brought current.

President Cook asked for the residents of Potrero Terrace that have filled out Visitors Cards to come forward and address the Commission.

Lawana Potts - Resident of Potereo Hill participating in the Rent Strike addressed the Commission stating that repairs completed in her unit were done with sub-standard materials. She stated that she is not trying to avoid from paying her rent but she cannot continue living in those present conditions in her unit.

Paulette Faison - Resident of Potrero Hill participating in the Rent Strike addressed the Commission stating that although some repairs have been made she is still haveing maintenance problems. She invited some of the Commissioners to come and spend an evening in her unit.

Linda Wallace - Potrero Hill resident participating in the Rent Strike addressed the Commission regarding the maintenance not responding to calls to repair her unit. She reiterated that she will continue to pay her rent to an escrow account until her unit is repaired.

President Cook disagreed with the withholding of rents to remedy these problems because he feels that it is not a justifiable way to resolve problems. He recommended that the Commission overturn the Grievance Decision as it is written because the Grievance Peocedure has not been followed according to HUD's rules and regulations.

President Cook then called for a motion to overturn the Grievance Decision.

Commissioner Fussell recommended that the next Commission Meeting scheduled for March 11, 1982 be held at Potrero Hill and that the Commission visit every household that is included in the grievance.

Commissioner Fussell then made a motion to reject the findings of the Grievance Panel and that the tenants being the rents current with the escrow funds and the Authority's staff address each and every unresolved issue with diligency and report back on a regular basis to the Commission.

Commissioner Fussell encouraged the tenants and representatives to come before the Commission to continue their complaints if the grievances are not addressed. He explained that the Authority need the revenues to resolve these problems.

Mr. Williams commented that he appreciated Commissioner Fussell's motion and urged the Commission to accept the motion. He stated that the long and outstanding issue of roach and infestation problem will be difficult to resolve and he asked for some restraints on that matter. He referred to the sewer problems indicating that the sewers do need to be replaced. The boiler problem is on the road of being resolved.

After lengthy discussion among the Commission it was agreed that the grievance decision be tabled and placed on the Agenda for the next scheduled Commission Meeting at Potrero Hill. Staff was requested to provide the Commission with more documentation of their role in resolving these issues. He also encouraged PHTA and/or Legal Assistance to also provide the Commission with documentation if they feel that it is necessary.

The Motion to table the grievance decision until the next Commission Meeting was seconded by Commissioner Westbrook and UNANIMOUSLY APPROVED by the Commission.

Thomas Hampton - addressed the Commission stressing the main issue is to get to the root of the problem to solve the problem.

Glaydus Shafford - addressed the Commission regarding transfer to Westside Courts. Dennis Guest responded that Ms. Shafford will be transfered to the next available unit in Westside Courts which should be within the next few weeks.

Francis Hugunin addressed the Commission stating inlight of the lengthy meeting he will take his concerns up with the Executive Director at another time.

12. ADJOURNMENT:

There being no further business to discuss the meeting was adjourned at 12:45 p.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

MARCH 5, 1982

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PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, MARCH 11, 1982 AT 10 A.M., AT THE POTRERO HILL JUNIOR HIGH SCHOOL, 655 DE HARO STREET, SAN FRANCISCO, CALIFORNIA. (BETWEEN 18th & 19th STREETS)

Carl L. Williams

CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY WILL BE HELD ON THURSDAY, MARCH 11, 1982 AT 10 A.M., AT THE POTRERO HILL JUNIOR HIGH SCHOOL, 655 DE HARO STREET, SAN FRANCISCO, CALIFORNIA.

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice-President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

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3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENATATIVE REPORT:

10. UNFINISHED BUSINESS:

    Continuance of Hearing Appealing PHTA Grievance Decision Regarding Potrero Terrace Rent Strike.

10. NEW BUSINESS:

    (a) Resolution - Authorizing One Staff Member to Travel to Monterey, California to Attend an IBM Training Conference.

Carl L. Williams
Secretary/ Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
March 11, 1982

655 DeHaro Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Potrero Hill Junior High School, 655 DeHaro Street, San Francisco, California on Thursday, March 11, 1982 at 10:00 a.m..

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Paul Wartelle	-	SFNLAF
Maybeline Hubbard	-	Potrero Hill
Paulette Faison	-	Potrero Hill
Lawanna Potts	-	Potrero Hill
Stephanie Hall	-	Potrero Hill
Carolyn Young	-	Potrero Hill
Allegra Casimir	-	Potrero Hill
Lealofi Saftu	-	Potrero Hill
Patricia Accooe	-	Potrero Hill
Peniamina Enesi	-	Potrero Hill
Cynthia Waters	-	Potrero Hill
Cleo Wallace	-	PHTA
Mary Woldridge	-	PHTA - Alice Griffith
Christine Neal	-	PHTA - Alice Griffith
Eva May Williams	-	PHTA - Plaza West
Francis Hugunin	-	PHTA 345 Hermann
Louise Hall	-	Alice Griffith
Sione Tulaga	-	Sunnydale
Shirley Raney	-	Hunters View
Gladys May Shafford		PHTA
Eloise M. Williams		Mission Dolores
Joyce Hayes	-	Potrero Middle School
Mashariki Kurdisha		Associates for Community Change & Development

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3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Vice-President Brooks to accept the Agenda of March 11, 1982. The Agenda of March 11, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Vice President Brooks moved to approve the minutes of the meeting of February 25, 1982, and Commissioner Chuck seconded the motion. The minutes of February 25, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

NONE

7. COMMITTEE REPORTS:

Commissioner Fussell, Chairperson of the Finance Committee, reported on and summarized the meeting of the Finance Committee Meeting held March 10, 1982. The following issues were discussed in the Finance Committee Meeting:

a. Utility expenses and what the Authority is doing to curtailed its utility expenses.

b. Maintenance Craft Overtime

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Cleo Wallace, representing PHTA, addressed the Commission regarding the following concerns:

a. Boilers - Hayes Valley

Barney Deasy, Deputy Executive Director responded that the boilers in Hayes Valley were down because of the retubing which is a major overhaul.
Commissioner Fussell suggested that a notice be sent to the tenants notifying them of the shut down.

b. Cleaning of Units behind the stove area.

Barney Deasy, explained the reason for the discontinuing of the disconnecting of the stoves in the units because in most cases the stoves can adequately be cleaned in place as well as in the area behind and on the sides of the stoves.

c. Communication between the tenants and SFHA Police and the SF Police Department.

Ms. Wallace requested that the Commission meet soon with the San Francisco Police Commission to discuss issues of concern by the residents.

d. Summer Youth Jobs - for youths in public housing.

Commissioner Westbrook requested of staff to prepare a report to be submitted to the Commission at the next Commission Meeting regarding the conditions of the boilers, i.e.; what boilers are working and what boilers are down.

10. UNFINISHED BUSINESS:

Continuance of Hearing Appealing PHTA Grievance Decision Regarding Potrero Terrace Rent Strike.

President Cook called upon staff and the Secretary/Executive Director to report on the work that has been done in the individual units.

Mr. Williams, Secretary/Executive Director, stated that staff has provided the Commission with a short report which indicates both the status and the Authority's plans for the correction of some of the major problems the in the Potrero Project. The three (3) major problems which is referred to as a system problem pertain to the boilers, sewers and the matter of pest control.

Mr. Williams referred to the memorandum sent to the Commission regarding the eight (8) residents involved in the withholding of their rents. He stated that all of the major items have been corrected which means that the issues that lead to the rent withholdings have been resolved. He also stressed that there is no basis of justification for the continuation for rent withholding. It is staff's recommendation that the Commission take action today to declare that the Grievance Panel's recommendation with respect to rent withholding be overturned.

The following report, presented by Mr. Williams to the Commission is incorporated in its entirety and made a part of the official minutes of the meeting of March 11, 1982.

BACKGROUND OF THE MAINTENANCE ISSUES AND STATUS
REGARDING POTRERO TERRANCE INDIVIDUAL RENT WITHHOLDING

Boilers

The initial phase of the rehabilitation of the Potrero Terrace boilers has been completed and all boilers are on line and capable of providing adequate heat and hot water for all project residents. The first phase of the rehabilitation program, funded under the HUD Modernization Program, included the inspection of each unit, the complete cleaning of the boiler and heat exchanger tanks, the installation of new circulating pumps and the by-passing of old, ineffective supplemental heaters. The second phase, now under way, involves the development of specific recommendations for improvements and enhancements to the individual boilers and supporting facilities by a mechanical engineer. Once the recommendations have been submitted, bids will be requested and the individual enhancements will be made. It should be emphasized that the Phase II improvements are not critical to the current operation of the boilers. Also, if individual problems occur, such as a pilot light outage, the Maintenance Branch will respond on an emergency basis to restore service as quickly as possible.

Sewers

Under the 1981 and 1982 Community Development Block Grant Program, funds have been allocated to repair, replace and clean-out all sewer lines within the Potrero Terrace Development. The work will be accomplished by Authority staff from the Rehabilitation Branch and will commence prior to March 29, 1982. The scope of work will include the cleaning of all sewer lines, traps and vent pipes, the replacement of any broken or damaged pipes, the securing of vent pipe covers and the replacement of missing or damaged components. The project should be completed within 60 days, ie, by May 28, 1982.

Pest Control

The Maintenance staff will take the following action:

a. Each building will be "baited" to reduce the rat and mice population. Baiting will be around the exterior of each building and will be repeated at appropriate intervals.

b. Additional briefings on the use of "Roach Proof" will be scheduled in conjunction with the tenant organization.

c. The feasibility of a systematic spraying program will be explored by the tenant organization and the Authority staff. The objective will be to identify a group of buildings for complete spraying, to secure the cooperation of each resident in the spraying program and to establish a date certain for the actual spraying. If successful, the program will be implemented throughout the project.

1. Maybelline Hubbard
   1706 25th Street

   a. Unit painted - Ms. Hubbard agrees that all work in her unit has been completed.

2. Paulette Faison
   27 Dakota Street

   a. Repair livingroom window latch - Completed
   b. Replace broken toilet seat - "
   c. Repair toilet flush - "
   d. Basin faucet leaking - "
   e. Repair bedroom door knob - "
   f. Replace broken door threshold - "

3. LaWanna Potts
   23 Watchman Way

   a. Repair front door jam, kitchen cabinet doors and install night chair. Repair livingroom hardwood floor. Completed
   b. Replace lightshade in livingroom - Completed
   c. Repair oven and broiler doors - "
   d. Repair kitchen tile floor - "
   e. Exchange refrigerator - "

4. Lilio Faa'iu
   17 Watchman Way

   a. Exchange refrigerator for larger size - Completed
   b. Install shower curtain rod and bedroom door stop - Completed
   c. Replace lightshade in bathroom and bedroom - Completed
   *e. Repair bathroom valve and rehang wash basin - Completed

5. Linda Wallace
   85 Watchman Way

   a. Repair walls in livingroom going up stairway, kitchen closet door and check walls for cracking - Completed
   b. Repair handrailing going downstairs. Replace window locks throughout - Completed
   c. Repair smoke detectors - "
   d. Install washing machine valves in kitchen - Completed
   *e. Tub leak - "

6. Caroline Young
21 Watchman Way

a.	Repair linoleum around tub -	Completed
b.	Exchange refrigerator -	"
c.	Rehang and replace kitchen cabinet doors and replace weatherstripping on all windows -	Completed
d.	Replace switch cover plates as needed and repair outside light -	Completed
e.	Glaze kitchen window -	"
*f.	Secure bannister -	"

7. Stephanie Hall
33 Watchman Way

a.	Paint complete -	Not done
b.	Replace and repair kitchen cabinet doors as needed. Repair handrailing; repair roof leak (water leaking into hall ceiling) -	Completed
c.	Replace broken light switch in kitchen and replace light shades in bedroom & hall -	Completed
d.	Repair broiler door and water pressure in bathtub hot water faucet -	Completed
*e.	Repair basin faucet; tub drains slowly; replace ballcock; low hot water pressure in bathtub -	Completed

8. Endia Gross
1138 Connecticut Street

a.	Paint complete -	Not done
b.	Repair livingroom window (cannot open). Repair bedroom window, top window has fallen down and cannot be lifted up. Repair second bedroom window spring broke -	Completed
c.	Replace porch light. Repair hall light switch and livingroom wall plug. Replace hallway light switch -	Completed
d.	Glaze livingroom window -	"

* - Not in original complaints.

President Cook then asked to hear only from the Attorney representing the Potrero residents involved in the grievance.

Mr. Paul Wartelle, representing Potrero Residents who are withholding their rents, addressed the Commission reiterating concerns raised at the last Commission Meeting. He asked the Commission to accept half of the rent withholdings held in the escrow account until all the repairs have been made.

Following Mr. Wartelle's presentation the Potrero grievants:

Maybeline Hubbard - addressed the Commission stating the repairs in her unit have been completed and she is withdrawing her grievance.

Paulette Faison - addressed the Commission expressing her concerns about the living conditions in Potrero Terrace. The repairs in her unit were completed. She continued to complain about general conditions in the area.

Lawanna Potts - addressed the Commission stating her unit was repaired with substandard materials.

Stephanie Hall - addressed the Commission stating that her unit has been repaired and she asked why did maintenance work take so long?

Lilio Faa'iu - addressed the Commission stating that all repairs have made.

Caroline Young - addressed the Commission stating that all repairs have been made but the tile in her bathroom is coming up and the electricial outlets need repairing.

After hearing from the residents involved in the grievance President Cook asked Connie Perry, Legal Counsel for the Authority, for an explanation of some of the legal issues involved.

Counsel Perry responded that the grievance dicision is contrary to HUD's regulation in as much that the decision proceeded to recommend or order what was to be done about the corrections of the problem. She then explained HUD's Grievance Procedures and the responsibilities of the grievance panel. Counsel also stated that the grievance decision is contrary to the State Law (California Law). Counsel therefore recommended that the grievance panel decision be overturned.

Commissioner Fussell motioned that the grievance decision of January 13, 1982 regarding eight (8) tenants on the rent strike at Potrero Terrace is hereby overturned insofar as it authorizes the named grievants to continue the withholding of their rent. All rents due and owing are to be paid immediately to the San Francisco Housing Authority.

Commissioner Chuck seconded the motion.

After some discussion the motion was UNANIMOUSLY ADOPTED.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2445

RESOLUTION AUTHORIZING ONE (1) STAFF'S ATTENDANCE AT THE IBM CORPORATION MANAGEMENT TRAINING SEMINAR

* *

Mr. Williams explained that this resolution requests authorization that the Authority send one staff member to attend an IBM seminar for computer training and computer management in Monterey, California. The seminar is scheduled March 17, 18 and 19, 1982 and the cost will be approximately $315.00. Mr. Gary Brewer manager of the EDP Department is the staff person the Authority is requesting to attend the seminar.

WHEREAS, the San Francisco Housing Authority Commission, by Resolution -2406 dated August 27, 1981, authorize the purchase of the IBM System 38 Computer; and

WHEREAS, the Authority staff has completed the conversion of all programs from the System 3 Computer to the System 38 Computer; and

WHEREAS, IBM offers training seminars to better utilize their installed system and to develop new applications with increased productivity; and

WHEREAS, this Authority deems the attendance at this seminar of the Chief of Data Processing to be of benefit to the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. Such staff personnel be authorized to attend the IBM Management Training Seminar to be held in Monterey, California March 17, 18 and 19, 1982;

2. Travel be in conformance with the rules and regulations of the travel policies of this Authority;

3. This Resolution take effect immediately.

APPROVED AS TO FORM:

CONNIE M. PERRY, Legal Counsel

DATED

President Cook asked for the residents of Potrero Hill that completed visitor cards to address the Commission as their names were called out.

An applicant for public housing addressed his concerns about his immediate need for housing. President Cook explained the procedures about the waiting list. He was referred to Dennis Guest, Director of Resident Services.

Patricia Accooe - addressed the Commission referring to a Potrero Tenant Association Meeting that Carl Williams, Dennis Guest and Al Stagnaro attended last week. She asked that the Commission stop talking down to the tenants so the tenants and the Commission can have a better understanding of each other.

Bertha Hensley - addressed the Commission regarding the grass and weed growing around her unit.

Cynthia Waters - addressed the Commission stating that her bathtub has been stopped up for over a year there is also a leak in the living room. 91 Watchman way.

Allegra Casimir - addressed the Commission regarding numerous maintenance complaints and the quality of work that is produced by the maintenance workers. 19 Watchman Way.

Joyce Hayes - Community Worker, School Environment Committee addressed the Commission about the living conditions at Potrero Terrace.

Francis Hugunin - 345 Hermann, asked about the $65,000.00 roofing contract.

Barney Deasy, Deputy Executive Director, responded to Mr. Hugunin's concerns and explained that 90% of the work under the current contract had been completed.

Eva Williams, President of Plaza West Tenants Association, addressed the concerns about the lighting in and around Plaza West.

Commissioner Fussell requested that a Site and Design Committee Meeting be held before the next scheduled Commission Meeting and prepare for the Commission Meeting an outline of a Resident Assistant Program for the purpose of assisting the Project Area Managers.

Commissioner Westbrook agreed with Commissioner Fussell's request and she stated that the Project Area Managers do need assistance because each has the responsibility of 3,000 to 4,,000 units. She also stressed the need for the Authority to have a meeting with craft's union.

President Cook suggested that better communications between PHTA and the Housing Authority is needed.

Sione Tulaga - resident of Sunnydale addressed the Commission regarding her need for a larger unit because her unit is overcrowed.

Mashariki Kurdisha - Management Consultant, Associates for Community Change & Development addressed the Commission about the concerns of the tenants in Potrero and the tenants throughout the Housing Projects. She recommended that the tenants have greater excess to the union negotiations and the policy decisions and the designing of the program.

Mr. Williams explained that there are two (2) tenants serving on the Public Housing Task Force and they participate actively in the proceedings of the Task Force.

An applicant addressed his immediate need for housing, he stressed that he and his family is living with friends in Potrero Hill and he is also a veteran. He was referred to Dennis Guest.

A number of Potrero Terrace Residents addressed the Commission stating the maintenance repairs that needed to be done. Pictures were distributed to the Commissio showing the various conditions in Potrero Terrace.

Commissioner Chuck addressed three (3) concerns i.e.; Boilers, sewers and infestation, he asked Mr. Stagnaro to respond.

Mr. Al Stagnaro, Director of Maintenance, addressed the Commission explaining the maintenance plans to rectify the problems in Potrero.

12. ADJOURNMENT:

There being no further business to discuss the meeting was adjourned at 12:20 p.m.

PRESIDENT

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

Joan Byrnes San Jule Commissioner

Agenda

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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3/25/82

March 19, 1982

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, MARCH 25, 1982 AT 10 A.M., AT 440 TURK STREET,

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, March 25, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

****

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Authorization for Director of Special Programs to Travel to Washington, D. C.

    (b) Resolution - Authorizing Award of Contract for the Installation of Windows at 1815 Egbert Street.

    (c) Resolution - Authorization for the Executive Director to attend the National Housing Conference of the National Association of Housing and Redevelopment Officials (NAHRO)

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Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
March 25, 1982

440 Turk Street
San Francisco, California

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California on Thursday, March 25, 1982 at 10:00 a.m.

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1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: James G. Fussell, Jr., Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

A Quorum was present.

2. VISITORS:

Cleo Wallace, President of PHTA
Christine Neal, PHTA
Bobbie Jean Sanders, PHTA - Head & Randolph
Louise Hall, PHTA - Alice Griffith
Maybelline Hubbard, PHTA - Potrero Terrace
Eva Mae Williams, PHTA - Plaza West
Patricia Accooe PHTA - Potrero Hill
Ann M. Ingle, Plaza West
J. Mumphery, Hunters View

3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Vice-President Brooks to accept the Agenda of March 25, 1982. The Agenda of March 25, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Chuck moved to approve the minutes of the meeting of March 11, 1982, and Vice-President Brooks seconded the motion. The minutes of March 11, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams reported on the following three (3) items as a matter of information:

1. Glaydus Shafford has been relocated to 1515 Broderick Street, Westside Courts, she moved on March 18, 1982.

2. Carl Williams, Commissioner Westbrook, Cleo Wallace and the managers from Hunters Point Office had a meeting at the Mayor's Office on March 24th regarding the concerns raised by the Southeast Asians Refugees residing in Hunters Point. The Police Department, Police Communications Department and representatives from the Mayors Staff were in attendance at the meeting. Mr. Williams expressed his opinion that it was a good meeting and the Housing Authority is making every effort to improve the conditions in Hunters Point. The major issue is crime in the Hunters Point area. The Police Department also indicated that they will be beefing up security in the area. The Housing Authority indicated in the meeting that there is translation capacity on staff trying to make the refugees feel welcome and trying to work out the gap in the Hunters Point Area. There will be other meetings regarding this matter and Mr. Williams will keep the Commissio posted on the outcome of the meetings. The Authority has not come into any criticism as a result of this particular problem.

3. Mr. Williams provided the Commission with a memorandum with respect to craft overtime. The Finance Committee has met on the overtime issue and it was reported that there is a freeze on overtime and that freeze will continue to remain . Mr. Williams referred to the attachments to the memorandum that indicate the alternatives that the Authority is reviewing the possibility of the Authority entering into a contract to take care of the emergencies on the week-ends and after hours or having a swing shift. The private contract route is most cost effective at this time.

7. COMMITTEE REPORTS:

NONE

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

NONE

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

(a) RESOLUTION NO. 2446

RESOLUTION AUTHORIZING TRAVEL OF SAN FRANCISCO HOUSING AUTHORITY DIRECTOR OF SPECIAL PROGRAMS TO THE NATIONAL COUNCIL ON THE AGING CONFERENCE WASHINGTON D.C.

* *

RESOLUTION NO. 2446

RESOLUTION AUTHORIZING TRAVEL OF SAN FRANCISCO HOUSING AUTHORITY DIRECTOR OF SPECIAL PROGRAMS TO THE NATIONAL COUNCIL ON THE AGING CONFERENCE, WASHINGTON, D.C.

* *

WHEREAS, the Director of Special Programs has direct responsibility for the operations of the Senior Programs Department which provides services to the senior residents of public housing; and

WHEREAS, this conference will provide current information and education in the field of Aging which will enhance her knowledge in carrying out this assignment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. San Francisco Housing Authority's Director of Special Programs is authorized to attend the National Council on the Aging Conference on March 31st, April 1st, 2nd, and 3rd, 1982; and

2. The Executive Director is authorized to execute whatever documents are needed in connection with said travel; and

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Counsel

Date:_____

Commissioner Westbrook moved to accept Resolution No. 2446 and Vice-President Brooks seconded the motion. Resolution No. 2446 was UNANIMOUSLY APPROVED.

11. NEW BUSINESS: (continued)

(b) RESOLUTION NO. 2447

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR INSTALLATION OF WINDOWS - 1815 EGBERT AVENUE
* *

WHEREAS, on February 8 and 9, 1982, this Authority advertised for the Installation of Twenty-Five Windows at the 1815 Egbert Office; and

WHEREAS, on March 2, 1982, bids were received, publicly opened and read aloud as follows:

	BIDDER	BID AMOUNT
1.	Nu Prime Window Supply	$ 14,814.00
2.	COVCO Corporation	$ 21,569.00

WHEREAS, the Authority has evaluated the bids received and has determined that the low bid is within the budget item amount for the work involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract be awarded to Nu Prime Window Supply in the amount of $14,814.00

II. That this action shall not constitute notice to the contractor of the award of the contract and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with Nu Prime Window Supply on behalf of this Authority.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams reported that this is a long standing problem that the Authority has had in the Egbert Street facility. The heating, installation and cooling system has not worked satisfactory and has caused very serious problems. In the winter some of the employees are very cold and in the warm weather the cooling system does not provide adquate ventilation. There have been a number of approaches to solve this problem. The best suited and less costly to the Authority is to have windows installed that can be opened so that there can be ventilation during the warm weather. This contract will authorize the staff to proceed.

Discussion and conversation ensued among the Commissioners regarding this resolution.

Commissioner Westbrook voiced her concerns about windows being placed in the offices at the Egbert Office and the tenants waiting to have windows replaced when they are broken in their units. She stressed that the tenants come first.

Discussion and explanations continued regarding the concerns of Commissioner Westbrook.

Mr. Williams explained that the work at Egbert Street is not being done at the expense of the residents, the monies will come from HUD's Modernization Fund.

Commissioner Chuck asked staff to report on the condition of the heating system at Egbert Street. Barney Deasy, Deputy Executive, responded stating that this is a long standing problem. The improvements were approved by HUD through Modernization Funds three (3) years ago. Mr. Deasy reported after analysing all the various options the simplest thing to do and most cost effective process to take was to install windows that open and close. Mr. Deasy went into detail explaining the work to be done.

Mr. Deasy reported that the Authority has a contract in operation, currently to replace windows in the project areas. Additionally, Mr. Deasy explained that these funds were approved by HUD for Modernization activity at the Egbert Street Facility and if the funds were not spent on the window contract the funds would have to be reprogrammed.

After comments from the Commissioners, Commissioner Chuck moved to accept Resolution No. 2447 and Commissioner San Jule seconded the motion.

The vote on Resolution No. 2447 was as follows:

AYES: Preston Cook
Betty Brooks
Joan M. San Jule
Beatrice Patterson
Reverend Harry Chuck

NAYES: Elouise Westbrook

Resolution No. 2447 was adopted.

(c) RESOLUTION NO. 2448

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ATTEND THE NATIONAL HOUSING CONFERENCE OF THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS (NAHRO)
* *

RESOLTUION NO. 2448

RESOLUTION AUTHORIZING TRAVEL TO THE NAHRO NATIONAL HOUSING CONFERENCE IN MIAMI BEACH, FLORIDA, MARCH 27-31 1982

* *

WHEREAS, the San Francisco Housing Authority is a member of the National Association of Housing and Redevelopment Officials (NAHRO); and

WHEREAS, the National Association of Housing and Redevelopment Officials is conducting a National Housing Conference which will deal in matters of interest and relevancy to the programs of the San Francisco Housing Authority; and

WHEREAS, the Executive Director, Carl L. Williams has been invited to actively participate in NAHRO's Large Housing Authority Working Group; and

WHEREAS, NAHRO's Large Housing Authority Working Group will be meeting at the National Housing Conference; and

WHEREAS, this Authority deems that the attendance at the conference and the meetings of the Large Housing Authority Working Group by the Executive Director is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO.

I. That the Executive Director be authorized to travel to Miami Beach, Florida, March 27-31, 1982 for the purpose of attending the aforementioned conference and the meetings of the Large Housing Authority Working Group.

II. That travel be in conformance with the rules and regulations of the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry
Legal Counsel

DATED_____

Commissioner Westbrook moved to accept Resolution No. 2448 and Commissioner San Jule seconded the motion. Resolution No. 2448 was UNANIMOUSLY APPROVED.

Mr. Williams introduced the following resolution stating that for sometime HUD's Central Office has worked with Congress and others to provide some additional funds primarily for utilities adjustments to Public Housing Authorities for the fiscal year of 1981. The Authority has been notified by the HUD Area Office that additional funds will be made available for this fiscal year which will be the equivalent of approximately 96.5% of the Authority's Performance Funding System. In order to secure those funds a resolution is needed so HUD can make those funds available to us. This is a one time funding adjustment. Mr. Williams stated staff will be coming back to the Commission in April with a Budget Revision that will reflect the expenditures of these funds.

(d) RESOLUTION NO. 2449

RESOLUTION APPROVING OPERATING BUDGET REVISION NO. I
FOR THE PERIOD OF OCTOBER 1, 1981 TO SEPTEMBER 30, 1982
COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255
* *

WHEREAS, there is attached hereto and marked "Exhibit A" the Budget and Summary, HUD Form 52564, pages 1 and 2, and HUD Form 52721 for low rent project operations under Contract SF-255, covering the fiscal operating period of October 1, 1981 through September 30, 1982; and

WHEREAS, the Housing Authority was advised by HUD that all Housing Authorities would receive an operating subsidy at a level of 96.5% of the Performance Funding System eligibility; and

WHEREAS, the budget document marked Exhibit A is computed as authorized in Resolution No. 2392 dated July 9, 1981; and

WHEREAS, the budget document marked Exhibit A is computed for the operating subsidy and the utility adjustment equivalent to 96.5% of the Performance Funding System eligibility; and

WHEREAS, the Commission has reviewed the aforesaid revised budget and determines that this revision is necessary for the Authority to receive the stated operating subsidy and utility adjustment monies for the purpose of servicing low income families, and that the financial plan is reasonable in that it indicates a source of funding for the proposed expenditures. This budget revision does not provide for Federal funding in excess of that payable under the provisions of the current Performance Funding System regulations, and that all proposed rental charges and expenditures will be consistent with provisions of the law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207 (A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD-approved rent schedule; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1981 will not be less than that amount equal to one-fifth of the sum of "Family Income" as defined in 24CFR860.403(f), of all such families

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget revision marked "Exhibit A" attached hereto is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM

_____
Connie M. Perry, Legal Counsel

DATED: ____

Commissioner Westbrook moved to approve Resolution No. 2449 and Commissioner Chuck seconded the motion. Resolution No. 2449 was UNANIMOUSLY APPROVED.

Ms. Cleo Wallace, representing PHTA, addressed the Commission and provided the Commission with a report on the Parking Lot adjacent to Candlestick Park. She also requested an extension of the Parking Lot contract to provide parking for the Baseball season. She additionally referred to meetings with staff regarding the Summer Food Program and field trips for public housing youths.

Mr. Williams suggested the Finance Committee hold a meeting to review the matter of the parking lot, and report back.

Mr. Deasy reported on the conditions of the boilers. The contractor is proceeding with the routine maintenance of the boilers. A major overhaul of the boiler is about to take place in the North Beach Project Area.

Mr. Deasy reported on the Potrero Terrace Rent Strike indicating those tenants that have not paid their rent withholdings have received their three (3) day notices.

Ms. Wallace reported on a tenant in Alice Griffith that stated she has not had any heat or hot water for a year. Staff responded stating that the maintenance department had no knowledge of receiving a call from the tenant.

Mr. Deasy reported on a proposal for incoming maintenance complaints.

Vice-President Brooks requested a report at the next Commission Meeting regarding the tenant in Alice Griffith that has not had heat in a year.

Commissioner Westbrook suggested that a resolution be drafted instituting a policy whereby children of public housing residents caught vandalizing or involved in criminal activity in the projects should be evicted.

Conversation ensued among the Commissioners, Mr. Williams, Commander Dangerfield and Ms. Wallace regarding this matter and concerning an incident that occurred regarding similiar circumstances that is pending court proceedings. Additionally, Mr. Williams reminded the Commission that a policy was passed by the Commission regarding vandalism, etc.

President Cook requested that Mr. Williams address a memorandum to the Commission regarding this incident of vandalism of the copper pipes by a tenant son.

President Cook then called upon the visitors wishing to address the Commission.

Ann Ingale - 1132 Scott 3rd Floor, reported on a man that lives in the building that displays his body to the children, and has physically attacked persons that have knocked on his door. She also reported on the hallways not being cleaned by the janitors; the janitor's closet door is open and the garbage chut needs a lid. She also reported on people using the hallways for partying, etc. She asked that her window be replaced because it was broken by the wind. Commander Dangerfield was requested to look into those matters.

Louise Hall - Alice Griffith - requested the Commission hold a Commission Meeting in the near future at Alice Griffith.

Mr. Williams responded that he is exploring various locations that will be the most suitable for the Commission to hold their Commission Meeting at. President Cook stated that a Commission Meeting will be held in Alice Griffith within the next two (2) scheduled meetings.

George Lee - Ping Yuen - asked about burglar system for the Ping Yuen Community Center that was disconnected. Staff and Mr. Williams responded that the burglar system will be replaced by a new company. George Lee also asked about the gates to the parking lot at Ping Yuen that was approved. Mr. Deasy responded the Authority has entered into a contract with the manufacturer and when the material is ready the gates will be installed.

Mr. Williams explained that the Commission approved sometime ago gates to be installed in the parking lot to curtail the problem of persons using the parking lot of Ping Yuen when visiting the North Beach area. Funds were provided through the Community Development Block Grant Fund.

Ms. Wallace asked what is happening with the Food Bank for the Cheese Program? Counsel Perry responded that the contract has been drafted and the terms have been set-up and PHTA is a member without the fee. PHTA will be responsible for the handling cost of each item. The agreement should be signed the week of March 26, 1982.

Ms. Eva Mae Williams - Plaza West - reported on the vacant units in Plaza West and the vandalized conditions of the units. She suggested that when a unit becomes vacant the unit should be boarded up.

12. ADJOURNMENT:

There being no further business to discuss the meeting was adjourned at 11:40 a.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

Joan Byrnes San Jule Commissioner

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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April 2, 1982

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P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, APRIL 8, 1982 AT 10 A.M., AT 440 TURK STREET.

Carl L. Williams

CARL L. Williams
Secretary/Executive Director

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1/8/82

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, April 9, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

should be April 8, 1982

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

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7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Setting the Housing Authority's Mandatory Retirement Age at 70 and Authorizing Executive Director to Make Exceptions Thereto.

Carl L. Williams
Secretary/Executive Director

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4/8/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

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Regular Meeting Held:
April 8, 1982

440 Turk Street
San Francisco, California

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California on Thursday, April 8, 1982 at 10:00 a.m.

1. ROLL CALL:

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: James G. Fussell, Jr., Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

A Quorum was present.

2. VISITORS:

Louise Hall, PHTA - Alice Griffith
Cleo Wallace, President of PHTA
Christine Neal, PHTA
Mary Wolridge, PHTA - Alice Griffith
Ann Ingle, PHTA - Plaza West
Gladys Mae Shafford, Westside Courts
Barton Wong, ENIRC
Mary Perata, North Beach Tenants Assoc.
Mun Yee Leung, North Beach Tenants Assoc.

3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Commissioner Chuck To accept the Agenda of April 8, 1982. The Agenda of April 8, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Chuck moved to approve the minutes of the meeting of March 25, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of March 25, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams reported on the following matters:

(1) The receipt of a letter dated March 26, 1982 from Mr. George Lee, President of the Ping Yuen Resident Improvement Association to Preston Cook. The letter requested the Housing Authority to study the feasibility of a limited equity cooperative conversion of one of the buildings in Ping Yuen. Mr. Williams recommended that the letter be referred to the Public Housing Task Force.

(2) On March 22, 1982 the San Francisco Board of Supervisors adopted a resolution which resolved that: "...no change in the ownership or management of the San Francisco Housing Authority projects that would diminish the availablility of low-income housing." Mr. Williams indicated his support of that resolution.

(3) The next resolution before the Board of Supervisors this week was introduced by Supervisor Willie Kennedy. This resolution would have called for the Department of Public Works to inspect each of the Authority's families projects for possible code violations and the Housing Authority to take the appropriate measures to correct the violations. The Housing Authority and the Mayor oppossed the resolution. Additionally, the Mayor wrote a strong letter to Supervisor Kennedy indicating the resolution could force the Authority to undertake a series of expensive corrective measures and funds are not available at this time to implement those corrective measures. The Resolution passed the Housing & Planning Committee but was tabled at the full Board of Supervisors meeting.

6. REPORT OF SECRETARY:

A written report has been presented to the Mayor and the Commission regarding Mr. Williams trip to the NAHRO Housing Conference in Miami Beach, Florida. Mr. Williams summarized the major points of his report.

(a) The inadequate level of operating subsidies for public housing.

(b) Sale and demolition of public housing projects.

(c) Private management of public housing.

7. COMMITTEE REPORTS:

NONE

8. REPORT OF COUNSEL:

Connie M. Perry, Legal Counsel, provided the Commission with the monthly Legal Action Summary Report for the month of March, 1982. There was no other legal matters to report on.

9. TENANT REPRESENTATIVE REPORT:

Ms. Cleo Wallace, President PHTA, addressed the Commission and thanked Mr. Williams for an excellent report because the information he obtained at the NAHRO Meetings greatly concerns the tenants.

Ms. Wallace made reference to the Commission meeting held at 100 Whitney Young Circle at which time the Commissioners urged the public housing residents to prepare petitions opposing further cuts in operating subsidies, and the sale and demolition of public housing units. She indicated that petitions are now being circulated.

President Cook expressed his concerns about the Commissioners signatures included in the petition without the approval of the Commission. He stated that he is in full support of the petition but he does have concerns about the particular wording in the petition. President Cook asked that clarification in the future be given before adding the Commissioners names on materials or documents.

Ms. Wallace reported that tenants are complaining of harrassment from the San Francisco Housing Authority Police in the Plaza Areas. She also mentioned that the Third Street residents are also complaining about harrassment from the City Police Department because of the Southeast Asian situation in Hunters Point.

Ms. Wallace additionally reported on a meeting held April 7, 1982 at PHTA and representatives from Alice Griffith, Hunters View and Elouise Westbrook were in attendance regarding the Mayors request to work with the Southeast Asian tenants in the Hunters Point Area. She stated that meetings have been scheduled, if it meets the Mayor's schedule, for April 26 and April 29, 1982.

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

Mr. Williams introduced item (a) under New Business stating that sometime ago the Commissioners predecessors adopted a resolution extending the mandatory retirement age to 70. There are five (5) Resident Assistants that are employed by the Housing Authority who work exclusively in the Authority's Senior Program who have reached or passed the mandatory retirement age. This resolution will enable those employees to continue to be employed by the Housing Authority and authorizes the Executive Director to waive the madatory retirement age in cases he deem appropriate. Policies and procedures shall be adopted to implement this resolution.

RESOLUTION NO._____

RESOLUTION SETTING THE HOUSING AUTHORITY'S MANDATORY RETIREMENT AGE AT 70 AND AUTHORIZING THE EXECUTIVE DIRECTOR TO MAKE EXCEPTIONS THERETO

* *

WHEREAS, the Congress has enacted legislation providing that all agencies using federal funds extend their mandatory retirement age to 70; and

WHEREAS, in HUD Notice H 79-3 (PHA), the Department of Housing and Urban Development directs all housing authorities to extend the age for mandatory retirement to 70 years of age; and

WHEREAS, in some cases it may be in the best interest of the San Francisco Housing Authority that an employee 70 years of age be allowed to continue work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. The mandatory retirement age of employees of the Housing Authority be 70 years of age.

II. The Executive Director shall have the right to waive the mandatory reitrement age in cases he/she deems appropriate.

III. The Executive Director shall adopt policies and procedures to implement this resolution.

IV. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY
Legal Counsel

DATED_____

Commissioner Westbrook expressed her concerns about extending the mandatory retirement age. She pointed out that employees reaching the age of 70 have served the Authority well and should be ready to retire to provide employment for the younger working class. She also voiced her opinion about the high unemployment rate.

President Cook commented that the Authority should not have a cap on age for the retirement of employees that have provided the appropriate documentation for the continuance of their work with the discretion of the Executive Director. President Cook concluded that he is in favor of this resolution.

Commissioner Patterson and Vice-President Brooks concurred with the feelings of Commissioner Westbrook regarding the mandatory retirement age at the Authority.

Commissioner San Jule and Commissioner Chuck agreed with President Cook and Commissioner San Jule stated that under certain circumstances the Executive Director should be allowed to make exceptions.

Following further discussions by the Commissioners, it was moved by Commissioner Chuck that this resolution be tabled until the next scheduled meeting of the Commission. Commissioner Westbrook seconded this motion and it was UNANIMOUSLY APPROVED.

Mr. Williams introduced the next matter by stating that its an item that came to his attention subsequent to the setting of today's agenda. The matter pertains to the San Francisco Redevelopment Agency's Section 8 Cooperative Development in Hunters Point.

Mr. Williams stated that as a condition for the closing of this project, the Authority must adopt a resolution authorizing the Executive Director to enter into a Housing Assistance Payment contract with the development's sponsors and an Annual Contributions Contract with the Department of Housing and Urban Development. This requested action is similar to what the Authority authorized for the Wharfside Project a few months ago.

Mr. Williams indicated that because of the lateness of the request from the Redevelopment Agency there is no written resolution available.

Mr. Redmond Kernan, Deputy Director of the Redevelopment Agency and Mr. Will Lightwalk, a representative of the sponsors, responded to a number of questions raised by the Commissioners. Mr. Deasy of the Authority also responded to certain matters requiring clarification.

President Cook inquired into the status of the approximately $75,000 expended by the Authority for security and maintenance for the Mariner's Village development (formerly Inchon Village). Mr. Kernan responded by stating that there were no funds remaining from the mortgage proceeds and that he is not certain whether the funds can be made available to reimburse the Authority.

Commissioner Chuck moved adoption of the resolution authorizing the Executive Director to enter into the appropriate agreements for the administration of the Housing Assistance Payments and Annual Contribution contract pertaining to the Northridge Cooperative Project. Commissioner Westbrook seconded the motion. The resolution was UNANIMOUSLY APPROVED.

Commissioner Westbrook was excused from the meeting at 10:55 a.m.

President Cook called upon the following visitors requesting to address the Commission:

Gladys Shafford - Westside Courts - addressed the Commission thanking Mr. Williams, Staff and Commissioners for all their efforts in helping her obtain her much needed transfer to Westside. She expressed her graditude stating her unit is beautiful and she will do all she can to keep her unit in that condition.

Louise Hall - Alice Griffith - addressed the Commission and requested that the next Commission Meeting be held in Alice Griffith. President Cook stated that the first Commission Meeting in May will be held at Alice Griffith. Ms. Hall then asked that fliers be provided so the tenants will be notified that a meeting will be held in Alice Griffith. President Cook replied that staff will provide her with the fliers.

President Cook acknowledged two (2) residents from North Beach who wanted to address the Commission regarding newspaper articles concerning the possible sale of the North Beach Project. Before hearing from these residents, President Cook stated that he would like to put this issue into proper perspective.

Mr. Cook indicated that the Public Housing Task Force which is exploring alternatives to the present public housing system received an unsolicited proposal from certain developers who have expressed interest in purchasing the North Beach Project. President Cook stressed that the Commission has never discussed the sale of any occupied units of public housing in San Francisco. He stated that the sale of a public housing project would only be considered as an absolute last resort. He urged persons who are interested in this issue to attend the next public hearing of the Task Force.

Mary Peralta - North Beach Tenants Association - addressed the Commission stating that the Association was seeking information regarding the sale of North Beach. She requested to be provided the minutes and correspondence from the Public Housing Task Force. Commissioner San Jule responsed to the concerns of the North Beach Tenants Association and she reiterated basically the same response as President Cook.

Mun Yee Leung - North Beach Tenants Association - addressed the Commission stressing the concerns of the Chineese-tenants in the North Beach Project. They are opposed to any sale of the project.

President Cook commented that this Commission has authorized a great deal of expenditures for the North Beach Project. He also added that after the Housing Authority has spent hundreds of thousands of dollars to improve the project he does not see anyway that the Commission would authorize the sale.

Ann Ingle - Plaza West - addressed the Commission expressing her appreciation for the new elevator that is being installed at 1130 Scott. She also thanked Mr. Williams for working with Commander Dangerfield regarding the male tenant residing on the second floor that exposes himself to the children and she asked for continued support to move this disturbed tenant. She stated that she is interested in part-time work and she is seeking more information about tenant employment through the Authority.

Commissioner San Jule indicated she would like to call a Site and Design Committee meeting during the next week. Commissioner Chuck requested that they discuss this after the meeting.

12. ADJOURNMENT:

There being no further business to discussed the Commission Meeting of the San Francisco Housing Authority was adjourned at 11:15 a.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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4/22/82

April 15, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF THE SAN FRANCISCO WILL BE HELD ON THURSDAY, APRIL 22, 1982 AT 10 A.M., AT 440 TURK STREET.

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, April 22, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * *

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1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS: Setting the Authority's Mandatory Retirement Age at 70 and Authorizing the Executive Director to Make Exceptions Thereto.

11. NEW BUSINESS:

    (a) Resolution - Acknowledging Final Settlement for Performance Funding System. Operating Subsidies for Fiscal Year 1981-82 Contract No. SF-255

    (b) Resolution - Covering Low-Rent Projects Under Contract No. SF-255

    (c) Resolution - Authorizing Award of Contract for Roofing Improvements At Yerba Buena Plaza Cal 1-18(2)

    (d) Resolution - Establishing Revisions to the Appliance Policy

    (e) Resolution - Authorizing Award of Contract for Exterior Lighting in Sunnydale Project

    (f) Resolution - Briefing by Tom Malloy, General Manager S.F. Parks and Recreation, regarding recreational activities in the Hunters Point Community.

12. ADJOURNMENT:

CARL L. WILLIAMS
Secretary/Executive Director

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#3
4/22/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

REGULAR MEETING HELD:
April 22, 1982

440 Turk Street
San Francisco, California

Minutes

1. ROLL CALL:

Roll Call found the following members to be:

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PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner

ABSENT: Reverend Harry Chuck, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

A Quorum was present.

2. VISITORS:

Cleo Wallace, PHTA
Mary Wolridge, PHTA
Christine Neal, PHTA
Ed Tomola, Westbrook Apartments
Ann M. Ingle, Plaza Yerba West
Ora Williams, Plaza Yerba West
Lillian Robinson, Bernal Dwellings
Melvina Power, PHTA - Westside Courts
Sarah Owens, Hunters View
Alfred Schmidt, Bernal Dwellings
Osbia Williams, EOC
Sylvester Brown, Brown Bombers, Inc.
Harold B. Brooks, Jr.
Jo Alice Johnson, Bernal Dwellings

3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Vice-President Brooks to accept the Agenda of April 22, 1982. The Agenda of April 22, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the meeting of April 8, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of April 8, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams reported on one item as communication to the Commission and provided a copy to each Commissioner.

The receipt of a notice from the National Tenants Organization indicating on May 5, 1982 they are calling for residents and other supporters of public housing to participate in a March and Demonstration in Washington D.C. regarding the cut-backs in public housing. Mr. Williams informed PHTA of being in receipt of this communication. Mr. Williams will keep the Commission apprised on this matter.

6. REPORT OF SECRETARY:

Mr. Williams reported on the progress status of the relocation activities of the Yerba Buena Plaza Annex "Pink Palace". There were 102 households that had to be rehoused when the relocation activities began, as of this report some 87 residents have been rehoused or committments have been made for their rehousing. Mr. Williams stated the majority will be rehoused elsewhere in public housing. There are 25 households remaining to be relocated and staff estimates the completion of the relocation will take place on or about June 18, 1982. He stated that we are moving ahead with great speed and progress with respect to the relocation of the residents of the "Pink Palace".

7. COMMITTEE REPORTS:

James G. Fussell, Jr., Chairperson of the Finance Committee, reported on the meeting of the Finance Committee held April 19, 1982. Three (3) issues were reviewed and discussed in the Finance Committee and those issues are included under New Business; items (a), (b) and (c). After lengthy presentations from staff items (a), (b), and (c) were affirmatively accepted by the Finance Committee.

Commissioner Patterson made a motion to adopt the Finance Committee Report and Commissioner Westbrook seconded the motion. The Finance Committee report was UNANIMOUSLY ACCEPTED.

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Cleo Wallace, President of the Public Housing Tenants Association, reported on the following matters:

1. Inquired about the condemnation of Housing Authority buildings in Bernal, Alice Griffith and Alemany. She also asked if the Authority have any engineers in those areas inspecting buildings to be condemned. Ms. Wallace addressed her concerns about the condemnation of Housing Authority buildings.

2. The demonstration rally in Washington D.C., May 5, 1982. PHTA would like to take the signed petitions to Washington, D.C. at the demonstration and present the petitions indicating their opposition against the cut-backs proposed in the 1983 budget. Mrs. Wallace expressed her desire for a representative of the Commission to attend the demonstration rally in Washington D.C. May 5, 1982.

The Executive Director responded to Ms. Wallace's inquiry regarding Housing Authority buildings being condemned. He stated that no Housing Authority employee is contemplating condemnation of any Housing Authority building. He stated that from time to time representatives from the City's Bureau Building Inspection do go out and inspect buildings. He also stated that he is not aware of any condemnation proceedings that have been instituted.

10. UNFINISHED BUSINESS:

Mr. Williams introduced this matter stating that the resolution was tabled until further consideration. The Commissioners were provided memorandum dated April 19, 1982. He stated the opinion of staff is that these persons are able to continue to carry out their responsibilities and it would be in the best interest of the Authority to waive the mandatory retirement age in this particular instance. He reiterated that the Authority does not intend to make this an automatic waiver in every instance. This waiver will only be done when staff can get a certification from the employees physician that he/she can fully carry out the duties of their specific job also a recommendation will be required from the employees immediate supervisor that they can continue to function and carry out their responsibilities. Mr. Williams again urged the Commissioners adoption of this resolution.

RESOLUTION NO. 2450

RESOLUTION SETTING THE HOUSING AUTHORITY'S MANDATORY RETIREMENT AGE AT 70 AND AUTHORIZING EXECUTIVE DIRECTOR TO MAKE EXCEPTIONS THERETO.

* *

WHEREAS, the Congress has enacted legislation providing that all agencies using federal funds extend their mandatory retirement age to 70; and

WHEREAS, in HUD Notice H 79-3 (PHA), the Department of Housing and Urban Development directs all housing authorities to extend the age for mandatory retirement to 70 years of age; and

WHEREAS, in some cases it may be in the best interest of the San Francisco Housing Authority that an employee 70 years of age be allowed to continue work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

I. The mandatory retirement age for employees of the Housing Authority be 70 years of age.

II. The Executive Director shall have the right to waive the mandatory retirement age in cases he/she deems appropriate.

III. The Executive Director shall adopt policies and procedures to implement this resolution.

IV. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY
Legal Counsel

DATED_____

In response to a query from Commissioner San Jule regarding employees losing their units if this resolution is not passed, Secretary responded that these employees are serving as Resident Assistants to the Manager and if they are not performing in that function they do not qualify for their units. Commissioner San Jule then asked if the Resident Assistants could qualify under regular-rules and regulations and Secretary stated that it is quite possible they would not qualify and if they did they may not be able to stay in the particular unit that they are occupying.

Commissioner Westbrook stated that it was her feeling that the mandatory age was set by a previous Commission and that this Commission should abide by that policy. She said it was her hope that subsequent Commissions will not undo policies that the present Commission is setting. She continued stating that in her opinion a person should be ready to retire at the age of 70 as there are are so many people out of work in this country. She said there are enough vacancies in other senior citizens buildings to house the resident assistants should they be forced to retire.

Commissioner Fussell said he was disappointed that the resolution specified individuals - that he thinks it would have been more appropriate if it dealt with staff in general. He also stated that he feels the Executive Director should have flexibility in personnel matters - that there is a time for everyone to retire, however, that does not hold true in every case. Commissioner Fussell moved to accept the Resolution No. 2450 and Commissioner San Jule seconded the motion and upon roll call the vote was:

AYES: Commissioner Cook
Commissioner Brooks
Commissioner San Jule
Commissioner Patterson
Commissioner Fussell
Commissioner Chuck

NAYES: Commissioner Westbrook

Chairman declared said Resolution No. 2450 carried.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2451

HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO ACKNOWLEDGING FINAL SETTLEMENT FOR PERFORMANCE FUNDING SYSTEM. OPERATING SUBSIDIES FOR FISCAL YEAR 1981-82 (Contract No. SF-255)
* *

WHEREAS, the HUD Letter of Intent of April 5, 1982 provides subsidy funding at 96.5 percent of the Housing Authority of the City & County of San Francisco for fiscal year ending September 30, 1982 Performance Funding System Eligibility and previous fiscal year adjustments originally funded at 85.5 percent.

Be it resolved by the Board of Commissioners of the Housing Authority of the City and County of San Francisco that we hereby acknowledge that this payment in the amount of $12,236,453 constitutes full and final settlement of all operating subsidy for the current and previous fiscal years including any reimbursement for consumption overruns and utility rate increases. This operating subsidy is subject to a downward adjustment only based upon PFS regulations applicable to PHA fiscal years beginning January 1, April, July, and October 1, 1981.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the Commission of the Housing Authority of the City and County of San Francisco acknowledge the payment in the amount of $12,236,543.00 as full and final settlement of all Operating Subsidy for the current Fiscal Year's, including any reimbursement for consumption overruns and utility rate increases.

APPROVED:

_____

Secretary recalled that this matter was reported on by Commissioner Fussell as part of the Finance Committee meeting. Secretary stated that we have been notified by the Department of Housing and Urban Development that this amount of money constitutes final settlement on the Performance Funding System payment for Fiscal Year 1981. Secretary continued by stating that the Authority must go on record as accepting the payment under circumstances that constitute duress and that we may want to discuss at a later date whether this Agency should instigate litigation on this matter. He noted that various Authorities have instituted legal action.

Secretary recommended adoption of this resolution even though the money is short of what we are entitled to under the Performance Funding System.

Commissioner Westbrook moved for adoption of the foregoing resolution and Commissioner Fussell seconded the motion. Resolution No. 2451 was UNANIMOUSLY APPROVED.

(b) RESOLUTION NO. 2452

RESOLUTION APPROVING BUDGET REVISION NO. 1 FOR THE LOW RENT HOUSING PROGRAM OPERATING BUDGET FOR THE PERIOD OF OCTOBER 1, 1981 TO SEPTEMBER 30, 1982, COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

WHEREAS, the Housing Authority was advised by HUD that all Housing Authorities are receiving an Operating Subsidy at a level of 96.5% of Performance Funding System (PFS) Eligibility; and

WHEREAS, the Commission, on March 25, 1982, by Resolution No. 2449, approved the submission of Budget Revision No. 1 in summary form, requesting HUD's approval on the allocation for Operating Subsidy computed at the expenditure level equivalent to 96.5% of Performance Funding System Eligibility; and

WHEREAS, there is attached hereto and marked "Exhibit A" the budget in prescribed form for low rent project operations under Contract SF-255 covering the fiscal operating period October 1, 1981 through September 30, 1982; and

WHEREAS, the Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of unding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under the provisions of the current Performance Funding System regulations, and that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authoirty certifies that it is in compliance with Section 207(A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD-approved rent schedule; and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975 in that the annual gross rent of families residing in the dwelling units for fiscal year beginning October 1, 1981 will not be less than that amount equal to one-fifth of the sum of the "Family Inocme" as defined in 24CFR860.403(F), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked "Exhibit A" attached hereto is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM:

_____
Connie Perry, Legal Counsel

Secretary noted that Commissioner Fussell also reported on this resolution as a result of the Finance Committee proceedings. He said that this is an adjustment to the revisions to our budget which was broungt on by the aforementioned resolution. Secretary stated that the Finance Committee went into great depth with respect to each of the items covered inthis resolution. Secretary recommended adoption of this resolution.

Commissioner San Jule moved for adoption of resolution no. 2452 and Commissioner Brooks seconded the motion. Resolution No. 2452 was UNANIMOUSLY APPROVED.

Secretary introduced the following resolution:

RESOLUTION NO. 2453

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR ROOFING IMPROVEMENTS - CAL 1-18(2), YERBA BUENA PLAZA
* *

WHEREAS, on February 22, and 23, 1982, this Authority advertised for Roofing Improvements at Project CAL 1-18(2), Yerba Buena Plaza; and

WHEREAS, on March 23, 1982, bids were received, publicly opened and read aloud as follows:

	BIDDER	BID AMOUNT
1.	New Art Roofing Company	$340,000.00
2.	Western Roofing Service	346,849.00
3.	Vaughn Roofing Company	428,105.00

WHEREAS, the Authority has evaluated the bids received and has determined that the low bid is within the budget item amount for the work involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract be awarded to New Art Roofing Company in the amount of $340,000.00

II. That this action shall not constitute notice to the contractor of the award of the contract and now award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt of approval from the Department of Housing and Urban Development to award the contract.

IV. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

V. That the Secretary-Executive Director is authorized and directed to execute a contract with New Art Roofing Company on behalf of this Authority.

APPROVED AS TO FORM:

_____
Connie Perry, Legal Counsel

DATED_____

Secretary stated that this resolution is a part of a series of roofing improvements that the Authority intends to make in the Plaza project. He noted that three (3) bids were received and staff recommends that the low bidder be awarded this particular contract. Secretary also stated that before the contract is signed, procedures will be established to insure that the maximum number of employment opportunities be given the residents of the Plaza project.

Secretary said staff will report back to the Commission at a later date as to exactly how many jobs were the result of this contract. He continued stating that we will insist that the contactor employ as many residents as possible.

Commissioner Westbrook noting that there was a considerable delay on work done at the Hermann Street development, requested that the starting date and the completion date be written into the contract and the penalties be imposed if the improvements are not completed on schedule.

Mr. Barney Deasy, Deputy Executive Director, responded that all of our contracts are written with clauses regarding starting and completion dates and in those cases where the contractor is delayed, we do receive liquidated damages.

Commissioner Elouise Westbrook moved for adoption of the foregoing resolution and Commissioner Betty Brooks seconded the motion. Resolution No. 2453 was UNANIMOUSLY APPROVED.

At this point, President Cook announced that he would like to congratulate Mrs. Eva Mae Williams who was celebrating her birthday today.

Mrs. Williams, who is the President of the Plaza West Tenants Association, was congratulated by all and was given resounding hand of applause.

Secretary introduced the following resolution:

RESOLUTION NO. 2454

RESOLUTION ESTABLISHING AN APPLIANCE POLICY
* *

WHEREAS, the San Francisco Housing Authority own and operates approximately 3,300 family units in public housing; and

WHEREAS, the Housing Authority has engaged in the practice of supplying each of its family units with a stove and refrigerator at the time of leasing; and

WHEREAS, it has further been the practice of the Housing Authority to provide the maintenance and upkeep for such appliances; and

WHEREAS, it has been determined that Maintenance personnel can no longer provide the maintenance and upkeep of said appliances because of the seriousness of other maintenance problems; and

WHEREAS, 1982 may mean another decrease in our operating subsidy from HUD: and

WHEREAS, some of our public housing residents living in the family developments have consistently been negligent in the care of furnished appliances; and

WHEREAS, the Housing Authority can no longer continue to bear the responsibility in terms of parts and labor costs to maintain these appliances; and

1. Effective June 1, 1982, all residents in the modernized units in the Hunters Point area with the exception of Senior Citizen head of house-holds will be responsible for the maintenance of their stoves and refrigerators. The Housing Authority Maintenance Department will not be responsible for repairs. However, the stoves and refrigerators will also become the property of the residents and they may dispose of them as they desire.

2. Effective June 1, 1982, all residents of the Authority who have received a new stove or refrigerator within the previous 18 months will also be responsible for the maintenance of their stoves and refrigerators. They, also, will be given the stoves and refrigerators to dispose of as they wish.

3. For all residents currently in housing who have not received a new stove or refrigerator within the previous 18 months, the Housing Authority will continue to repair both until September 30, 1982. After this date the resident will be responsible for all maintenance. The resident will also have the choice of either keeping the stove or refrigerator which is in their possession or buying a new stove and new refrigerator from the Housing Authority contingent on the availability of Housing Authority funds. They will be able to buy the stove and/or refrigerator from the Housing Authority at 50% of the cost to the Authority. A written request to purchase the new stove and/or refrigerator must be presented in writing to the appropriate Management Office by August 31, 1982.

4. All new residents of the Authority after June 30, 1982 will be able to purchsed stoves or refrigerators at 50% of the cost to the Authority. No purchases will be allowed on the installment plan. If such a purchase is not desired they will be responsible for obtaining their own stove or refrigerator. In special hardship cases as determined by the Manager, the Housing Authority will provide a used stove or refrigerator for up to three months before the individual must make a decision. If used stoves or refrigerators are available, the Authority will also sell them at a cost of $25.00 each.

5. If a stove or refrigerator is purchased from the Authority, the Housing Authority will do the initial installation at no cost. In addition, in those instances where residents have their own stove or refrigerator installed, the Housing Authority retains the option to inspect for proper installation.

6. This policy does not apply to either residents of senior housing or to a senior head of household (62 or over) who may live in family housing developments.

7. Any warranty claims for stoves/refrigerators purchased from the Authority shall be resolved by the resident with the manufacturer. All residents purchasing stoves or refrigerators from the Authority will be required to sign a statement absolving the Authority of claims for defective stoves or refrigerators.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Appliance Policy be adopted in its entirety;

2. The Appliance Policy be put into effect as of 30 days after passage of this Resolution; and

3. The Policy exclude all residents of senior housing and/or any senior head of household residing in a family development; and

4. The Executive Director immediately undertake appropriate measures to make all residents of public housing aware of the new Appliance Policy.

APPROVED AS TO FORM:

_____
Legal Counsel

In response to Commissioner Fussell's inquiry as to whether the tenants would receive a written policy regarding this matter, Secretary replied that a written policy will be available to the residents.

Commissioner Fussell also asked what the Authority's position would be in the event the appliances are destroyed by vandalism or by fire. Counsel Perry replied that under this new policy, the appliances become the sole responsibility of the residents.

Commissioner Westbrook moved for adoption of the foregoing resolution. Commissioner Brooks seconded the motion. The resolution No. 2454 was UNANIMOUSLY APPROVED.

Secretary introduced the following resolution:

RESOLUTION NO. 2455
* * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR EXTERIOR LIGHTING - CAL. 1-3, SUNNYDALE
* *

WHEREAS, on September 21 and 22, 1981, this Authority advertised for exterior lighting installations at Project Cal 1-3 Sunnydale; and

WHEREAS, on October 22, 1981, bids were received, publicly opened and read aloud as follows;

BIDDER	BID AMOUNT
1. Abbett Electric Corporation	$195, 950.00

WHEREAS, the Authority has evaluated the bid received and has determined that the low bid is within the budget item amount for the work involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract be awarded to Abbett Electric Corporation in the amount of $195,950.00.

II. That this action shall not constitute notice to the contractor of the award of the contract and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary--Executive Director is authorized and directed to execute a contract with Abbett Electric Corporation on behalf of this Authority.

Secretary stated that this contract was made available through the Community Development funding program. He noted that there was only one (1) bidder for the contract. He stated that staff had reviewed the bid, found it to be acceptable and recommended approval to proceed.

Discussion ensued with reference to only one (1) bid being received and whether there was any justification in delaying the awarding of the contract to find out why other contractors did not bid.

Commissioner Westbrook said it was her feeling that the Commission should not delay in approving this resolution because of the problems in the area with robberies, meggings and just the general safety of the residents was a concern. Commissioner Westbrook also noted that some contractors are reluctant to work in certain locations.

The Commission decided to wait until Mr. Deasy called the Contracting Office to find out why one (1) bid was received before voting on this resolution. While waiting for this information, President Cook called on the visitors who had signed visitors cards and asked to address the Commission.

Mr. Alfred Schmidt of Holly Courts complained about an ongoing neighbor problem he has. He also stated that he thinks the Housing Authority police are not supplying appropriate security in the Holly Courts area. Additionally, he said there are many broken windows and doors in Holly Courts.

Mr. Sylvester Brown stated that he agrees with Mr. Schmidt that the Housing Authority police are not providing proper security. He said he feels there should be a program to help people clean and paint units and make them liveable - instead of having them vandalized and boarded up. He also said he would like to see a 3-br. unit converted into a recreation center - so that people would have a place to go and not be in the streets.

Archie Trucker, resident of 1125 Pierce addressed the Commission expressing his discontent with the conditions of the projects and the Housing Authority Police. He stated various problems that the tenants of the Plaza West are faced with on a daily basis.

President Cook asked for an assessment of the emergency $100,000.00 grant that was made available to the Authority to hire the Police Officers for the "Pink Palace" area. Mr. Williams responded regarding the congregation of people standing around Turk and Scott Streets. He said he has repeatedly requested the San Francisco Police Department to be more aggressive with respect to that matter and he also indicated that he has repeatedly requested that the Housing Authority Police take action against people standing in front of Authority property harrassing Authority tenants and young women. He stated that he will immediately speak to Troy Dangerfield regarding those issues. He also noted that most of those persons are not residents of public housing.

Mr. Williams apprised the Commission about the grocery store located on the corner of Turk and Scott Street which has been dealing in illicit traffic, i.e., selling liquor in exchange for food stamps, selling alcoholic beverages to children, etc. Mr. Williams wrote a letter to the Inspector General of the Department of Agriculture requesting that department take action on this matter. He stated he was informed that the owners of that particular store have been prosecuted but while their case is pending those owners are still able to operate. Additionally, Mr. Williams stated that grocery store is a major contributing factor to the congregation of those persons hanging around the immediate area of Turk and Scott Streets.

Mr. Williams stated in respect to the monies for security in the area of the "Pink Palace" security guards have been hired at the "Pink Palace" and surrounding neighborhoods and a Youth Coordinator and Assistant Youth Coordinator have been hired to work with the youths in those areas. Additionally, residents will be hired to work with some of the activities that will be taking place. These measures have been taken by the Authority to help eliminate some of those existing problems.

President Cook requested that a letter be sent to Chief Murphy with a copy to the Mayor concerning these problems.

Lillian Robinson - resident of Bernal Dwelling addressed the Commission stating the conditions at Bernal with the many vacancies. She invited the Commission to visit Bernal.

Commissioner Fussell asked the Executive Director to request of Troy Dangerfield to provide the Commission with a comprehensive review of the situation in terms of what is being done to combat this problem and what measures is the HA Police taking to curtail this problem in the future. He asked that this presentation be given at the next Commission Meeting, and he also indicated that it is important that a representative from the SF Police Department attended the next Commission Meeting.

Mr. Williams responded that it will be timely, at this point, for the Authority to reschedule a joint meeting with the Commission of the Police Department and the Commission of the Authority.

Commissioner Westbrook suggested that the tenants attend the meeting between SFHA Commission and the SF Police Commission, Commissioner San Jule suggested that it would also be a good idea for a representative from the Mayors Office to participate.

Mr. Harold Brooks, Jr., of the Bayview-Hunters Point Economic Development Committee, addressed the Commission reiterated what is currently taking place with tenants living in public housing. He also noted that cars are being towed without proper notification. Additionally, he questioned some of the bidding procedures of the Authority. He also commented on the number of jobs available to residents in the projects areas are very limited.

Mrs. Jo Alice Johnson resident of Bernal Dwellings addressed the Commission and invited the Commission to come to Bernal Dwellings to see the conditions at Bernal.

Referring back to Resolution No. 2455, Mr. Deasy reported that another bid was received to late for the bidding process. He stated that he received assurances from staff that numerous out-reach calls to various contractors that the Authority previously engaged in contracts were made aware of the contract.

Mr. Williams stated that a report is in process of completion summarizing the Authority's Affirmative Action activity.

Commissioner Fussell moved to accept Resolution 2455 and Commissioner Westbrook seconded the motion. Resolution No. 2455 was UNANIMOUSLY APPROVED.

President Cook introduced the last item under New Business:

Mr. Tom Malloy, General Manager of San Francisco Parks and Recreation, addressed the Commission giving brief presentation regarding the recreational activities in the Bayview-Hunters Point Community pertaining to the Milton Meyers Facilities.

Commissioner Westbrook requested that this matter be referred to a Site and Design Committee. President Cook agreed with Commissioner Westbrook regarding the Site and Design Committee and Commissioner San Jule also suggested that the Committee should take a look at the Milton Meyers Facilities prior to the meeting.

12. ADJOURNMENT:

There being no further business the Commission Meeting of April 22, 1982 was adjourned at 12:05 p.m.

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5/13/82

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

May 7, 1982

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT THE BRET HARTE ELEMENTARY SCHOOL, 1035 GILMAN AVENUE, AT 10 A.M., ON THURSDAY, MAY 13, 1982.

Carl L. Williams

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REGULAR MEETING OF THE SAN FRANISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, May 13, 1982 AT 10 A.M., at the Bret Harte Elementary School, 1035 Gilman Street, San Francisco, California.

TENTATIVE AGENDA

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    (a) Resolution - Ratifying Travel to the HUD Housing Operations Task Force meeting on April 30, 1982 in Washington, D. C.

Carl L. Williams

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#3
5/13/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

REGULAR MEETING HELD:
May 13, 1982

1035 Gilman Street
San Francisco, California

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the Bret Harte Elementary School, 1035 Gilman Street, San Francisco, California on Thursday, May 13, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:05 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: NONE

A Quorum was present.

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2. VISITORS:

Katie Gafford - Alice Griffith
Christine Neal - Alice Griffith
Mary Wolridge - Alice Griffith
Feebie Williams - Alice Griffith
Annie Harris - Alice Griffith
Elizabeth Stevenson - Hunters View
Harold Brooks, Jr. - Brown Bombers
Lillian Knight - West Point
Fleeta M. Brown - West Point
Bettye Knight - West Point
Mario Moraila - Kiska Road
Jose Alvares - Hunters Point
Jimmie Mumphrey - Hunters View
Sara Owens - Hunters View
Alfred Schmidt - Holly Courts
Elma Phelps - Holly Courts
Willie Bender - Westbrook Apartments
Calina Louise - Westbrook Apartments
Maybelle Ingram - Westbrook Apartments
Jewell Green - Hunters View
Ed Tomola - Westbrook Apartments

3. APPROVAL OF AGENDA:

It was moved by Commissioner Chuck and seconded by Commissioner Fussell to accept the Agenda of May 13, 1982. The Agenda of May 13, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Fussell moved to approve the minutes of the meeting of April 22, 1982 and Commissioner Chcuk seconded the motion. The minutes of the meeting of April 22, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

Secretary stated that he has received from the Mayor's Office certified copies of the Letters of Reappointment, Letters of Acceptance, Appointment Forms, Oath of Office and Certification of Appointment and Certificates by the Mayor that Commissioners Cook and Chuck are not officers or employees by the City and County of San Francisco, all relating on the reappointment of Commissioner Cook and Chuck for a term on this Commission.

Commissioner Fussell moved that the documents be accepted and filed. Commissioner Westbrook seconded the motion. The acceptance and filing of the documents were UNANIMOUSLY ACCEPTED.

Commissioner Westbrook moved for approval of the reseating of Commissioners Cook and Chuck with a second by Vice-President Brooks. The reseating of Commissioners Cook and Chuck were UNANIMOUSLY APPROVED.

7. COMMITTEE REPORTS:

Commissioner Joan San Jule, Chairperson of the Site & Design Committee, reported on the Committee's meeting of May 6, 1982.

A copy of the report was provided to each Commissioner and is referenced in its entirety in these minutes.

After the report and the decision of the Site and Design Committee was given Commissioner Westbrook made lengthy comments opposing the decision of the Site and Design Committee and requested an additional review be made of the matter.

Harold Brooks, Jr., supporting the "Brown Bomber" addressed the Commission calling attention to various programs that can and will be implemented with the leasing of the Milton Meyers Facilities to the "Brown Bombers". Mr. Brooks also provided the Commission, in writing, a request for the "Brown Bombers" to be provided a reasonable period of time to submit their budget resources and commitments and that the Park and Recreation Department also submit the same.

Mr. Slyvester Brown, representing the "Brown Bombers" addressed the Commission and basically reiterated a summary of Mr. Brook's statements in support of the "Brown Bombers" request. Additionally, he provided the Commission with several documents regarding the assets and commitments for the program.

Mr. Williams informed the Commission that the Milton Meyers lease has a annual renewal provision and any termination of that lease will require a 30 day notice of the intent to terminate the lease.

Commissioner San Jule suggested the "Brown Bombers" prepare a financial statements as well as pledges and present them to the Site and Design Committee and she stressed that the Commission will give the proposal very careful consideration.

Commissioner Fussell motioned that both the "Brown Bombers" and the Park and Recreation Department both submit a detailed financial report and budget for the use of the facility. He motioned that the memorandum to the Commission from the "Brown Bombers" become a resolution with the exception that they have 45 days to submit a detailed budget. This was agreed upon by the representatives from the "Brown Bombers". Vice-President Brooks seconded the motion which was UNANIMOUSLY ACCEPTED by the Commission.

8. REPORT OF COUNSEL:

Connie M. Perry, Legal Counsel, provided the Commission with the Legal Action Summary for legal activities for the month of April, 1982.

There were no other legal matters to reported.

9. TENANT REPRESENTATIVE REPORT:

Ms. Cleo Wallace, President of Public Housing Tenants Association reported on the following matters:

1. 1,000 packages of cheese was delivered to the tenants of public housing. Ms. Wallace thanked the Commission for their help in the Cheese Program.

2. Reported on the Rally/Demonstration she attended on May 5, 1982 in Washington D. C. opposing the cut-backs in public housing. There were approximately 10,000 public housing tenants present. She was able to meet with Secretary Pierce and obtained a verbal commitment that there will not be any sales or demolition of public housing through the Department of Housing and Urban Development. The petitions from the San Francisco tenants and residents were presented to HUD.

3. Food Stamp Voucher System was discussed at the meeting in Washington D.C. and a written commitment from Secretary is forthcoming.

4. She also stated that the Public Housing Tenants Association is backing the Gonzales Bill and she will provide the Commissioners and tenants with copies of that Bill and other documents.

5. Stack stoppages that occur over the week-end in tenants units - there are no staff available to take care of this kind of emergency over the weekends.

Ms. Feebie Williams, President of the Tenants Lost and Found Association, addressed the Commission stating her discontent with the Managers and the deplorable conditions in all of the project---

11. NEW BUSINESS:

(a) RESOLUTION NO. 2456

RESOLUTION RATFYING TRAVEL TO THE HUD HOUSING OPERATIONS TASK FORCE MEETING ON APRIL 30, 1982 IN WASHINGTON D.D.
* *

WHEREAS, the Executive Director, Carl L. Williams, was invited by HUD Undersecretary Donald Hovde to attend the HUD Housing Operations Task Force meeting in Washington, D.C., on April 30, 1982; and

WHEREAS, the purpose of this meeting was to evaluate existing housing operations, and to develop data, technical expertise and strategies at the Federal level which can be used to assist local housing authorities to provide the most cost efficient, best managed and financially viable public housing; and

WHEREAS, senior HUD housing and research staff participated and was available for discussion; and

WHEREAS, this Authority deemed that the attendance at this meeting by the Executive Director was essential to the conduct of its low-rent operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director's travel to Washington D.C., to attend the aforementioned meeting is hereby approved.

II. That travel be in conformance with the rules and regulations of the travel policies of this Authority.

III. That this ratification shall become effective immediately.

APPROVED AS TO FORM:

_____
Connie Perry
Legal Counsel

DATED_____

Commissioner Westbrook moved to accept Resolution No. 2456 and Vice-President Brooks seconded the motion. Resolution No. 2456 was UNANIMOUSLY APPROVED.

REPORT OF TROY DANGERFIELD:

Troy Dangerfield, Commander of the San Francisco Housing Authority Police gave an oral presentation regarding crime activities surrounding the Yerba Buena Plaza East and West projects.

President Cook requested that Commander Dangerfield prepare a monthly report regarding crime activities and he suggested that the format used for the Legal Summary be followed.

President Cook called upon the following visitors wishing to address the Commission:

Ms. Florine Johnson, commented on her daughters unit conditions who reside on Cameron Way. She stated instances of burglaries, roaches and mices, and most important her bathroom floor needs repairing.

Maybelle Ingram - Westbrook Apartments addressed the Commission regarding a (3) day eviction notice she had received and she asked the Commission to reconsider her case so she can remain a tenant of public housing.

Jewel Green - Hunters View addressed the Commission in support of Maybelle Ingram. she also complained about the Manager in Hunters Point. She also stressed the concerns of her daughters living conditions in Sunnydale. President Cook stated that he has been informed by staff that this matter is in litigation and cannot be discussed publicly.

Jamie, a worker at Bret Hart School addressed his concerns asking the Commissioners aid in providing recreation activities for the youths in Alice Griffith. He asked that tenants in Alice Griffith be provided the opportunity to aid in the making of decisions concerning Alice Griffith and additionally the tenants be provided jobs when project bids are approved for rehabilitation work in Alice Griffith.

Alfred Schmidt, Holly Court addressed the Commission regarding the neighborhoods living next door.

Elma Phelps, Holly Court made the same complaints about her next door neighborhoods.

Katie Gafford, Alice Griffith inquired into the City and County of San Francisco's budget surplus and asked if the Housing Authority can request some of that money to paint the outside buildings in Alice Griffith. She also suggested that those three (3) story buildings be torn down because those buildings are an eye sore to the residents and tourist coming to San Francisco Candlestick Park activities.

A resident of Alice Griffith speaking for Elizabeth Bell who had to leave the meeting informed the Commission of a gas leak that has been leaking for two (2) months. She stated that they reported this matter to PG&E and they responded and told them to contact the Housing Authority but no Housing Authority staff responded. The address is 1055 Fitzgerald Street.

A resident of Alice Griffith expressed his pride in living in Alice Griffith. He also asked the assistance be given to those tenants that want to keep their unit and grounds up; i.e., tool; etc. He commented on the 3 story buildings being unsafe and persons taking up shelter in those buildings.

Ms. Curry, EOC Third Street Office, addressed the Commission stating that she would like to see better communication between the SF Housing Authority and the EOC Offices. She stated that at one time there was good communication between the offices. She stressed there are too many housing projects boarded up.

Mr. Williams stated that there is some monies made available under the Modernization Program for some of the buildings in Alice Griffith but there is no money presently available for all of the vacant buildings in Alice Griffith. He stated that his feelings and the Commissions feelings are to get some idea from the residents as to their feelings about the possible demolition of those vacant 3 story buildings. Not only is there a concern that the buildings are an eyesore but there is also the prospect that someone getting seriously injured or killed in one or those empty buildings.

Mrs. Jimmie Mumphrey, Hunters View asked that the trees in her area be trimmed to help beautify the area.

Lengthy discussion ensued among the audience regarding the conditions of Alice Griffith, Tenant Association in Alice Griffith and tenants working on the projects that are funded in Alice Griffith. Ms. Wallace and Commissioners responded to various inquiries.

Betty Knight, Hunters View addressed the Commission stating that she was one of the first tenants in 1970 who actively participated in the Modernization Program for Hunters Point for the Multipurpose Center that has never taken place.

12. ADJOURNMENT:

There being no further business the meeting at 1035 Gilman Street was adjourned at 12:35 p.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

May 21, 1982

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P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:00 A.M., THURSDAY, MAY 27, 1982 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

****

THE ANNUAL MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10:30 A.M., THURSDAY, MAY 27, 1982 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, May 27, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA
* * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

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6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution — Authorizing the Executive Director to enter into a modification of contract of September 30, 1981 with Morris Davis & Company to provide accounting services.

   (b) Resolution - Authorizing Legal Counsel and Chief of Project Development to travel to Capitola, California to attend seminar on Legal Aspects of Construction Management.

   (c) Resolution — Resolution Authorizing the Execution of a Section 8 Annual Contributions Contract and the Execution of a Section 8 Housing Assistance Payments Contract.

   Progress report regarding implementation of the Management and Maintenance improvement program as contained in the Deloitte, Haskins and Sells (DHS) report.

Carl L. Williams
Secretary/Executive Director

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5/27/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting and Annual Meeting:
Thursday, May 27, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular and annual session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, May 27, 1982.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:05 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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ABSENT: Betty Brooks, Vice-President

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Cleo Wallace, President of PHTA
Mary Wolridge, PHTA & Alice Griffith
Bobbie Sanders, PHTA, Head & Randolph
Christine Neal, PHTA
Alfred Schmidt, Holly Courts
Sarah Owens, Hunters View

3. APPROVAL OF AGENDA:

It was moved by Commissioner Fussell and seconded by Commissioner Westbrook to accept the Agenda of May 27, 1982. The Agenda of May 27, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Westbrook moved to approve the minutes of the meeting of May 13, 1982 and Commissioner San Jule seconded the motion. The minutes of the meeting of May 13, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams, reported to the Commission on the following two (2) matters:

Meeting held May 26, 1982 with the Board of Supervisors Finance Committee concerning the Authority's Payment In Lieu of Taxes (PILOT) which has been pending for over 6 weeks, this was the 4th hearing held on the matter. Mr. Williams was pleased to report that the hearing was favorable for the Authority by a 2 - 1 vote. Supervisors Hongisto and Renne voted in support of the Authority's legislation and Supervisor Dolson did not.

This legislation concerns an agreement between the City and the Authority whereby the Authority agrees to pay $204,000 this fiscal year as consideration for the City's not pressing its claim of some $2 Million past indebtedness. The matter will now go before the full Board of Supervisors. Mr. Williams expressed his opinion that this arrangement will hopefully be passed by the full Board of Supervisors. The resolving of this matter will settle the out-standing claim by the City as well as a major audit exception that the Authority has had for a number of years. Secretary stressed that he will keep the Commission apprised on the outcome of this long-standing matter.

Sometime ago the Commission requested staff to prepare a report regarding resident assistants in the family projects. Mr. Williams provided each Commissioner with a copy of the staff report and suggested that either the Site and Design or Finance Committee review this matter before it goes to the full Commission.

Commissioner Fussell requested that the Finance Committee be the last Committee hearing this issue before going before the full Commission.

The Commission held discussion regarding the dated of the hearings with the Board of Supervisors and the matter regarding the Resident Assistant Program.

7. COMMITTEE REPORTS:

NONE

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Because of a doctor's appointment Mr. Schmidt, a resident of Holly Courts addressed the Commission regarding the continuing complaints about his next door neighbors. President Cook asked Mr. Dennis Guest, Director of Resident Services to respond. Mr. Guest explained from documenation on file regarding Mr. Schmidt's problems and how staff have tried to resolve the matter by offering him a transfer at a newer senior complex which he has refused several times.

Cleo Wallace, President of PHTA, reported on the following concerns:

1. Rental Lease Agreement

2. Cheese Program

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

Secretary Williams announced that this is also the Annual Meeting of the Commission and that under the by-laws officers must be elected for the next year, and at this time its appropriate to open the floor for nominations.

The Chairman announced that the next order of business is the election of a Chairman for the ensuing year and that nominations for the office of Chairman are in order.

Commissioner Fussell moved that Commissioner Preston Cook be nominated for the office of Chairman for the ensuing year. Commissioner Patterson seconded the motion.

Commissioner Westbrook moved that the officers from the preceeding year remain the same for the ensuing year and Commissioner Fussell seconded the motion.

Preston Cook was voted Unanimously by the Commission for President and Betty Brooks was Unanimously voted Vice-President for the ensuing year.

Mr. Williams extended his congradulations to President Cook and President Cook preceeded to give a short speech regarding the upcoming year at the Authority.

Mr. Williams introduced and explained Resolution (a) under New Business:

(a) RESOLUTION NO. 2457

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MODIFICATION OF CONTRACT OF SEPTEMBER 30, 1981 WITH MORRIS, DAVIS & COMPANY TO PROVIDE ACCOUNTING SERVICES

* *

WHEREAS, the San Francisco Housing Authority has entered into Annual Contributions Contracts with the U.S. Department of Housing and Urban Development for its Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618; and

WHEREAS, the U.S. Department of Housing and Urban Development requires that biennial audits be made on the accounts and records of any organization receiving such grants; and

WHEREAS, on October 8, 1981, the San Francisco Housing Authority Commissioners, by Resolution No. 2417 awarded Morris, Davis & Company a contract to perform an audit of the San Francisco Housing Authority's Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618 for the period of October 1, 1979 to September 30, 1981, in the amount of $49,850; and

WHEREAS, the contract awarded to Morris, Davis & Company stipulated that a draft copy of the portion of the Audit Report dealing with the study and evaluation of internal control be submitted by February 15, 1982. Further, the contract stipulated a lump sum payment of the fee after submission of the Audit Report to the Government and the Governments review and approval of the report; and

WHEREAS, Morris, Davis & Company and the Public Housing Authority now believes that preparation of a draft of the study and evaluation of internal control is not necessary. The improved condition of the Public Housing Authority's accounting system and records are such that the independent auditor can start and complete its audit without interruption; and

WHEREAS, Morris, Davis & Company is asking that the Company, pending HUD approval, be allowed to submit progress billings up to fifty percent (50%) of the audit fee.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. A contract amendment to item 5 of the contract be awarded by deleting the second sentence, "A draft copy of the portion of the Audit Report dealing with the study and evaluation of internal control be submitted by February 15, 1982."

(CONTINUED)

2. A contract amendment to item 7 of the contract be awarded by changing the payment term to allow the independent auditor to submit progress billing up to fifty percent (50%) of the contract amount.

3. The Executive Director is authorized and directed to execute the above named contract amendment on behalf of the Housing Authority.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY, Legal Counsel

DATED_____

After comments from Commissioner Fussell and clarification by Mr. Williams the following motions regarding resolution No. 2457 were as follows:

Commissioner San Jule moved to accept Resolution No. 2457 and Commissioner Westbrook seconded the motion. Resolution No. 2457 was UNANIMOUSLY APPROVED.

(b) RESOLUTION NO. 2458

RESOLUTION AUTHORIZING TRAVEL OF SFHA LEGAL COUNSEL AND CHIEF OF PROJECT DEVELOPMENT TO THE SEMINAR ON LEGAL ASPECTS OF CONSTRUCTION MANAGEMENT IN CAPITOLA, CALIFORNIA
* *

WHEREAS, seminar on the Legal Aspects of Construction Management is being held in Capitola, California on June 7 & 8, 1982.

WHEREAS, the subject matter of the seminar will be the legal aspects of administering construction contracts, particularly federally funded construction.

WHEREAS, it will be beneficial to the SFHA for the Legal Counsel and Chief of Project Development to attend said seminar.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. SFHA's Legal Counsel and Chief of Project Development are authorized to attend the seminar on the Legal Aspects of Construction Management in Capitola, California on June 7 & 8, 1982.

2. The Executive Director is authorized to execute whatever documents are needed in connection with said travel; and

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY, Legal Counsel

DATED_____

Commissioner Westbrook moved to approve Resolution No. 2459 and Commissioner Chuck seconded the motion. Resolution No. 2459 was UNANIMOUSLY APPROVED.

(c)

RESOLUTION NO. 2459

RESOLUTION AUTHORIZING THE EXECUTION OF A SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT AND THE EXECUTION OF A SECTION 8 HOUSING ASSISTANCE PAYMENTS CONTRACT
* *

The San Francisco Housing Authority (herein called the "PHA") hereby agrees to enter into a Section 8 Annual Contributions Contract with the United States of America (herein called the "Government") and a subsidiary Housing Assistance Payments Contract with the HERALD HOTEL ASSOCIATES, LTD. pursuant to the provisions of 24 CFR 811.103.

It is deemed advisable by the PHA and the Government that the PHA act contract administrator of a Section 8 Annual Contributions Contract in the particulars indicated in the ACC and the Agreements to enter a Housing Assistance Payments Contract (AHAPC) and the Housing Assistance Payments Contract (HAPC) with the HERALD HOTEL ASSOCIATES, LTD. for Serenity Towers, Section 8 No. Ca 39-A002001, also known asFHA Project No. 121-35729.

NOW, THEREFORE BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The PHA will administer the Annaul Contributions Contract and the Housing Assistance Payments Contract executed pursuant thereto as required by 24 CFR 811.103. The Executive Director or the Deputy Executive Director is hereby authorized and directed to execute the appropriate contracts on behalf of the PHA and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such contract and to deliver such executed contracts to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The resolution shall take place immediately.

VED AS TO FORM:

M. PERRY, Legal Counsel

. Williams explained that this Resolution is similiar to the Resolution ve been previously approved by this Commission pertaining to the Housing y administering the Section 8 Housing Assistance Payments.

mmissioner Westbrook moved to approve Resolution No. 2459 and Commissioner seconded the motion. Resolution No. 2459 was UNANIMOUSLY APPROVED.

retary Williams referred to the Commissioners request, that was made ago, to periodically report on the progress of the implementation of tte Haskins and Sells Report. The Commission was provided a two (2) ary indicating where the Authority is at currently. Mr. Williams on the implementations that have been carried our to date. This summary part of the Official Minutes of the meeting of May 27, 1982.

Dennis Guest, Director of Resident Services, briefly gave a full report regarding the duties and responsibilities of the Area Maintenance Superintendents. He introduced the newly hired Area Maintenance Superintendents to the Commission.

Conversation and discussion took place among the Commissioners, Secretary, and Deputy Executive Director regarding the Progress Report on the Implementation of the Deloitte, Haskins & Sells Recommendations.

Commissioner Westbrook expressed her concerns that there are no Senior Developments in the Hunters Point Area.

Commissioner Fussell request staff to look into the feasibility of Commissioner Westbrooks request. Mr. Williams additionally suggested that it would be very expensive and difficult to convert one of the vacant building in Hunters Point to a Senior Complex.

Commissioner Fussell suggested that the Executive Director prepare a letter to the Board of Education regarding the minimum enrollment of Alice Griffith Children attending the Bret Harte School near the Alice Griffith project.

12. ADJOURNMENT:

There being no further business to discuss the meeting of May 27, 1982 was adjourned at 11:30 a.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

June 4, 1982

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, JUNE 10, 1982 AT 10 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIF.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, June 10, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A
* * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

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6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

    Affirmative Action Report for the Period - 1978-1981

    Yerba Buena Plaza Annex (Pink Palace) Relocation Report

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, June 10, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, June 10, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:05 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
Reverend Harry Chuck, Commissioner

ABSENT: James G. Fussell, Jr., Commissioner

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Ed Tomola, Westbrook Apartments
Louise Hall, Alice Griffith
Dorinda Overton, Plaza West
Jimmie Mumphery, Hunters View
Dolores Williams, Alice Griffith
Eva Mae Williams, Plaza West
Sarah Owen, Hunters View
M. Powell, Westside Courts
Ida Strickland, Friends of Robert Garner
Gaile Williams, Friends of Robert Garner
R. W. Major, Friends of Robert Garner
Clyde Taylor, Friends of Robert Garner

3. APPROVAL OF AGENDA:

It was moved by Commissioner San Jule and seconded by Commissioner Westbrook to accept the Agenda of June 10, 1982. The Agenda of June 10, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the meeting of May 27, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of May 27, 1982 was UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams, reported to the Commission on the following two (2) matters:

Mr. Williams said he was pleased to report that the Board of Supervisors approved the resolution and agreement regarding the Authority's Payment In Lieu of Taxes (PILOT). The resolution was passed by a 7-1 vote with Supervisor Dolson voting against the resolution. It now goes before the Mayor for signature. Mr. Williams commended Mr. Dick Koeritz, Director of Finance for an excellent and outstanding job on this matter.

Mr. Williams reported that the Authority is in the prepartory stages for the 1982-83 budget. He said the Authority has not received any official word from the Department of Housing and Urban Development concerning the amount of operating subsidy the Authority will receive for the 1982-83 fiscal year. The unofficial word is that the Authority will receive 75% of its operating subsidies. The 75% subsidy will result in a deficit of some 5 million dollars. The uncertainty of the subsidy level had delayed the budget preparation for the fiscal year of 1982-83. Mr. Williams also apprised the Commission that three (3) budgets are being prepared based on the various projected operating subsidies. Mr. Williams noted that the Authority is working very closely with the HUD Area Office regarding this budget for the upcoming fiscal year.

7. COMMITTEE REPORT:

Commissioner San Jule and Mr. Williams discussed the scheduling of the Site & Design Committee Meeting to review the Resident Assistants proposals and energy conservation. The meeting time will be determined at a later date.

8. REPORT OF COUNSEL:

Connie M. Perry, Legal Counsel provided the Commission with the "Legal Action Summary" for the legal activities for the month of May, 1982.

9. TENANT REPRESENTATIVE REPORT:

NONE

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

(a) AFFIRMATIVE ACTION REPORT FOR THE PERIOD OF 1978-1981

The Commissioners were provided a copy of the "Affirmative Action Report for the period 1978-81". Mr. Nathaniel Mason, Affirmative Action Officer presented a brief analysis and explanation of the report and answered questions from the Commission regarding certain aspects of the Authority's Affirmative Action program.

The "Affirmative Action Report for the period of 1978-81" referenced and made a part of the official minutes of the meetings of June 10, 1982.

President Cook commended Mr. Mason for a very informative report and he suggested the Mayor and various medias receive a copy of the report. He also noted that the Housing Authority has far exceeded the required regulation for the hiring of minority firms and businesses.

The Commission as a whole was very impressed with the report.

Commissioner Westbrook motioned to accept the report and Vice-President Brooks seconded the motion. The Commission Unanimously accepted the "Affirmative Action Report for the Period of 1978-81".

(b) Yerba Buena Plaza Annex (Pink Palace) Relocation Report:

Mr. Williams stated that each Commissioner has received a copy of the summary of the rehousing activities regarding the "Pink Palace" conversion, and he introduced Mr. Jim Williams, Rehousing Coordinator to give a brief summary on the progress.

Mr. Jim Williams outlined the brief summary of the relocation activities regarding the rehousing of the residents that were living in the Yerba Buena Plaza Annex. The relocation of the residents has been completed.

"The Yerba Buena Plaza Annex 'Pink Palace' Rehousing Summary" is herein referenced and made a part of the official minutes of the meeting of June 10, 1982.

After discussions regarding the rehousing program in the Yerba Buena Plaza Annex, the Commission commended Mr. Williams for a job well done.

Commissioner Westbrook made strong comments about the trash and garbage around the Sunnydale projects and asked Mr. Williams to look into this matter.

Commissioner Westbrook asked Mr. Williams the duties of the Director of Resident Services. Mr. Williams explained the duties of the Director of Resident Services.

Commissioner Westbrook requested that a staff employee be made responsible to inspect the completion of the contractors work at the "Pink Palace" when it begins.

President Cook called upon the following visitors wishing to address the Commission regarding their concerns:

Ida Strickland - addressed the Commission regarding the fatal shooting incident by a Housing Authority Police Officer. She asked for an investigation as to the Housing Authority responding to the San Francisco Police Department back-up calls.

R.W. Major, Clyde Taylor and Gaile Williams reiterated the same concerns as Ms. Strickland regarding the fatal shooting of Robert Garner by a Housing Authority Police Officer.

Mr. Williams and President Cook expressed their regrets regarding the shooting of Mr. Garner but explained that the Authority's Commission is not an investigative body. They explained that the Police Department and the District Attorney's Office are the proper agencies to determine whether the shooting of Mr. Garner was justified or not.

The Commission will be informed as to the outcome from the investigation regarding the shooting incident.

Mr. Ed Tomola addressed the Commission apprising them that the children of Westbrook Apartments will have a clean-up campaign this weekend and he needs a debris box to contain the garbage. Mr. Williams stated that he will get the debris box as soon as possible.

Ms. Dolores Williams a resident of Alice Griffith addressed the concerns that when rehabilitation work begin in Alice Griffith she would like to see the residents employed.

12. ADJOURNMENT:

There being no further business to discuss the meeting of June 10, 1982 was adjourned at 11:55 a.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Executive Director

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6/24/82

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

June 18, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, JUNE 24, 1982 AT 10 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIF.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, June 24, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Presentation regarding report of the Public Housing Task Force.

(b) Resolution - Approving Section 8 Aftercare Operating Budget for the period of July 1, 1982 to June 30, 1983.

(c) Resolution - Approving the 1983 Community Development Program for the San Francisco Housing Authority and Authorizing Submitting the 1983 Program to the Mayor's Office of Community Development.

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

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Regular Meeting Held:
June 24, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, June 24, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:00 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

President Cook announced that there will be an Executive Session immediately following the adjournment of this Commission Meeting regarding Personnel matters.

2. VISITORS:

Christine Neal - Alice Griffith
Cleo Wallace - PHTA
Mary Wolridge - PHTA
Francis Hugunin - PHTA
Jimmie Mumphery - Hunters View
Eva Mae Williams - Plaza West
Sarah Owens - PHTA
Jewell Green - Hunters View
Paulette Fazion - PHTA
Pauline Ruth - Hunters View
Rick Hansen - PHTA
Melvina Powell - Westside Courts
Comilia Brown - Plaza East

3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Vice-President Brooks to accept the Agenda of June 24, 1982. The Agenda of June 24, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Chuck moved to approve the minutes of the meeting of June 10, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of June 10, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Executive Director, Carl L. Williams reported on one (1) communications referring to the Commission Meeting held at Bret Harte School in the Alice Griffith area, whereby the Commission requested that he prepare a letter addressed to the Superintendent of Schools, Dr. Alioto, regarding the under representation of students residing in the Alice Griffith area. Mr. Williams is in receipt of a response from the Board of Education, dated June 10, 1982, regarding this matter. He summarized the letter in respect to the under representation, stating that under the School Board's Desegration Plan the limited enrollment of blacks and others that must attend the district schools is under court order for percentage enrollment.

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams, reported on the following two (2) matters to the Commission:

The Authority's staff is still in the preparation of next year's budget and he had no new information to report at this time. The Authority is still anticipating a deficit from $1,000,000 to $5,000,000 for the level of funding available to the Authority next year. The precise level of funding available for next year's budget will not be known until sometime in September from the Department of Housing and Urban Development.

The Public Housing Task Force will be holding a public hearing on its final report, Monday, June 28, 1982 at the California Hall at 1:00 p.m. The Chairperson of the Task Force is in attendance today, to summarize the final report under 'New Business'.

7. COMMITTEE REPORTS:

Chairperson San Jule reported on the Site & Design Committee Meeting June 23, 1982. Authority Staff, Lawrence Berkeley Lab and PG&E have created a Task Force to develop a study on energy conservation which should be completed in October, 1982. Some of the studies being looked into are individual meters for an entire project and the financing of energy saving programs. She also reported on PG&E's zip program that will give up to $3,500 for business's energy saving programs. The Resident Assistant Program was also discussed very briefly. Gibson Brother Construction Company presented a proposal to the Site & Design Committee regarding the conversion to individual meters, solar and various other energy saving devices.

Commissioner Westbrook questioned the conversion of individual meters for the senior developments because of the fixed income of seniors.

President Cook asked Mr. Barney Deasy, Deputy Executive Director, to give a briefing on the news paper article regarding the PG&E billing for the conversion to individual meters of residents in the projects at the Great Highway. Mr. Deasy responded stating that PG&E, who is responsible for the late billing to the residents, held a meeting at their offices; PG&E will allow those customers 18 months to pay their bills current and estimated that $300.00 is the highest cost owing from those customers, higher balances will be written off.

In the absence of the Chairman for the Finance Committee, James G. Fussell, Jr., President Cook red the Finance Committee report. President Cook reported as follows:

The Finance Committee met on Friday, Jnue 18, 1982 to review planning and preparation for the Authority's next fiscal year budget which begins on October 1, 1982. Commissioner James Fussell, Jr., who is the chairman of the Committee, was out of town but Commissioner Westbrook and myself were in attendance.

As the Executive Director has previously reported, the anticipated cutbacks in next year's operating subsidy could result in a sizeable deficit unless certain cost reduction measures are undertaken. At the meeting, staff presented a thorough review of the projected fiscal situation. It became clear to the Committee that the Authority must attempt to cut its cost if our program is to survive. Because this Committee will not approve a deficit budget and because it wants to avoid a layoff of personnel, we recommend and direct that staff initiate consultations with employees and the unions to apprise them of the anticipated shortfall and to determine whether they will agree to forego this year's salary and wage increase so that layoffs will not have to occur next year.

We also recommend that a determination be made as to whether the Authority's police unit should continue.

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

President Cook announced that PHTA has newly elected officers and asked that those officers present should introduced themselves to the Commission.

Paulette Fazion, President of the Public Housing Tenant Association, introduced the officers as follows:

Paulette Fazion	-	President
Rick Hansen	-	1st Vice-President
Sarah Owens	-	2nd Vice-President
George Lee	-	Treasurer
Demetrie Williams	-	Recording Secretary
Lawana Potts	-	Parliamentarian
Shirley Johnson	-	Corresponding Secretary

President Cook congratulated the officers and requested the following detailed reports:

Audit of PHTA Books from 1981 - June 24, 1982

Revenues from Parking Lot at Candlestick Park
- Salaries paid
- Staff employeed

Audit/report from last years Feeding Program

Budget report for 1982 Summer Feeding Program
- Staffing
- Locations of the Feeding Programs

President Cook asked for the preceeding reports to be made available to the Commission at the next Commission Meeting.

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

(a) PRESENTATION REGARDING REPORT OF THE PUBLIC HOUSING TASK FORCE

Chairperson of the Public Housing Task Force, Naomi Gray, commended the members of the Task Force as well as Housing Authority staff for their hard-work and efforts in finalizing the report. Ms. Gray then proceeded to give a summary of the entire report.

The Public Housing Task Force report in its entirety is made a part of the official minutes of June 24, 1982.

President Cook thanked Ms. Gray and members of the Task Force for an excellent report and discussion ensued regarding various portions of the report.

Commissioner Westbrook also thanked Ms. Gray for the work and effort put into the Task Force report and commended the members for a job well done.

Commissioner San Jule also thanked Ms. Gray for an excellent job. Additionally, Commissioner San Jule reminded the audience of the Public Hearing scheduled June 28, 1982 at the California Hall regarding the Public Housing Task Force report and stressed the importance of a full attendance at the Public Hearing.

Secretary, Carl. L. Williams introduced the following resolutions.

(b) RESOLUTION NO. 2460

RESOLUTION APPROVING THE SECTION 8 AFTERCARE OPERATING BUDGET FOR THE PERIOD OF JULY 1, 1982 TO JUNE 30, 1983

* *

WHEREAS, THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO (hereinafter referred to as the "PHA") entered into a Section 8 Aftercare Annual Contributions Contract on March 1, 1978 (as Amended), with the State of California's Department of Housing and Community Development (hereinafter referred to as "Government"); and

WHEREAS, the State of California Department of Housing and Community Development has established, July 1 thru June 30th as the fiscal year for the Section 8 Aftercare Program; and

WHEREAS, there is attached hereto, marked Exhibit A, the Budget in appropriate form for the Section 8 Aftercare Program under Contract 623 A2-1 covering the fiscal operating period of July 1, 1982 to June 30, 1983; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families, and the financial adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under provision of HUD Notice HM75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Budget marked Exhibit A, attached hereto, is hereby approved for submission to the HUD Area Office and the State of California Department of Housing and Community Development.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams explained the Aftercare Program. The resolution will approve the fiscal year 1982-1983 operating budget for the Section 8 Aftercare Program. The Section 8 Aftercare program primarily delivers housing assistance to lower income disabled families. This program does not operate from the Authority's operating subsidies, the Authority has a contract with the State Department of Housing and Community Development to administer this program.

Commissioner Fussell moved to approve Resolution No. 2460 and Vice-President Brooks seconded the motion. Resolution No. 2460 was UNANIMOUSLY APPROVED.

(c) RESOLUTION NO. 2461

RESOLUTION APPROVING THE 1983 COMMUNITY DEVELOPMENT PROGRAM FOR THE SAN FRANCISCO HOUSING AUTHORITY AND AUTHORIZING SUBMITTING THIS 1983 PROGRAM TO THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

* *

WHEREAS, the Community Development Program in San Francisco contains a program activity entitled: "Rehabilitation of Public Housing"; and

WHEREAS, the San Francisco Housing Authority has applied for funds since the inception of the Community Development Program for the rehabilitation of its existing housing stock; and

WHEREAS, the Community Development Program allocations have been successfully utilized in improving the San Francisco Public Housing Projects,

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the attached Summary of the 1983 Community Development Program is hereby approved.

2. That the Executive Director of this Authority be and he is hereby authorized to forward said program in as many counterparts as may be required together with certified copies of this Resolution to the Mayor's Office of Community Development.

3. Furthermore, that the Executive Director of this Authority be and he is hereby directed to do all things necessary and proper to pursue the implementation of the 1983 Community Development Program.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams explained that this resolution will authorize the Authority to file an application with the Mayor's Office of Community Development for Community Development Block Grant funds in 1983. Mr. Williams indicated that a summary of the Authority's request for these funds was provided to each Commissioner.

Commissioner Westbrook moved to approve Resolution No. 2461 and Commissioner San Jule seconded the motion.

Commissioner Fussell inquired into the feasibility of painting the exterior of Potrero Terrace and if the painting is possible, where will the funds come from?

Mr. Barney Deasy, Deputy Executive Director, explained the Authority is aware of the need of paint for Potrero and there are some Modernization Funds available in Potrero and perhaps these funds can be reprogrammed for painting. The boiler work that is in process appears that the work can be completed for less than it was budgeted for, and Block Grant Funds from prior years are underspent and perhaps, can be reprogrammed for the painting of the exterior of Potereo Terrace.

Commissioner San Jule suggested that President Cook request the help of the Potrero Merchants Association for the exterior painting of Potrero.

Commissioner Westbrook asked about the rehabilitation of Alice Griffith.

Mr. Deasy responded that staff is working on a proposal to reprogram the Modernization Funds. Currently there is an application for $175,000 from fire insurance proceeds for the repair of vacant units and that program is underway. Staff is also in the process of scheduling a meeting the week of July 5th at Alice Griffith and fliers are being distributed with a questionaire that covers the various options that are open. The meeting will be held at Bret Harte School and it is hoped that staff receive feed-back from the residents. To expedite this program, the work will be done by Authority staff.

After discussion and comments from the Commissioners and staff, Resolution No. 2461 was UNANIMOUSLY APPROVED.

President Cook called upon the following visitors expressing a concern to address the Commission:

Rick Hansen - PHTA's Vice-President, Vice-President of North Beach Tenants Association addressed the Commission regarding his concerns. He commented on the newly elected officers and stressed that PHTA will work together as well as with the Housing Authority and Commission to defend the tenants rights and to work within the budget. He stated a number of concerns that PHTA will be meeting with the Authority and organize the tenant unions within the project areas. He also commented on the Revision of the Appliance Policy adopted by the Commission, and indicated that the completion of this program will take longer than anticipated. He informed the Commission that North Beach Tenants Association is conducting a survey in all the tenant units of the maintenance of their stoves and refrigerators. In the cases of the Chinesse speaking tenants living in North Beach a list will be provided regarding the repair of their appliance. He stated that debris boxes are needed with rollers.

Commissioner Westbrook commended Mr. Hansen. She also suggested that the new President of PHTA should help in the organization of the various projects Tenant Assocation. Commissioner Westbrook continued to stress that tenants take more pride in their units and keep their rents paid current. She also made strong statements regarding the security of the Senior Buildings.

President Cook stressed that it is vital to have strong tenant organizations that is willing to work with the Commission.

Commissioner Chuck commended the North Beach Tenant Association for their sensitivity that they have shown for the non-English speaking tenants and helping to bring people together.

Mrs. Melvina Powell - President of Westside Courts Tenant Assocation addressed her concerns regarding the opening and closing of the laundry facility in Westside Court. Mrs. Powell was referred to Mr. Dennis Guest, Director of Resident Services.

Mrs. Comilia Brown - Plaza East addressed the Commission regarding the flood that occurred in her unit. She asked for the insurance reimbursement, the flood occurred a year ago. Mrs. Brown was referred to Legal Counsel, Connie Perry.

Commissioner San Jule requested that Dennis Guest, Director of Resident Services, attend the Commission Meetings inlight of the many tenant complaints.

Mrs. Jewell Green - Hunters View addressed the Commission regarding the Community Center at 125 West Point Road. She addressed the many problems concerning the lack of cooperation from the Kiska Project Office. She expressed her disappointment with the doors of the center at 125 West Point Road being locked and no keys made available after the center was rehabilitated by a young man with his own funds for use by the tenants of Hunters View. Mr. Williams responded that he will have an answer regarding the opening of 125 West Point Road by the next scheduled Commission Meeting. Commissioner Fussell requested, inlight of the tenants interest in the Center, that Mr. Williams formalize the Authority's position regarding the Center and within one (1) week report to the Commission and interested tenants.

Mrs. Pauline Ruth - addressed the Commission regarding the meeting that was scheduled at 125 West Point Road June 23, 1982 at 3:00 and noone was available to open the doors.

Ms. Frankie Gates - Sunnydale addressed the Commission concerning the rehabilitation work in Sunnydale and asked about the exterior painting at Sunnydale project.

12. ADJOURNMENT:

There being no further business to discuss the Commission Meeting of June 24, 1982 was adjourned at 11:45 a.m.

_____
PRESIDENT

_____
CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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7/8/82

JULY 2, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, JULY 8, 1982 AT 10 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON THURSDAY, July 8, 1982 10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

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9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Resolution Authorizing Travel to NAHRO's National Convention on October 23-27, 1982, in Boston, Massachusetts

(b) Resolution - Resolution of Commendation and Appreciation to Edward L. Steele Upon His Retirement from the Housing Authority of the City and County of San Francisco

(c) Resolution - Resolution Authorizing the Leased Housing Department to Apply for Fiscal Year 1982 Funds for the Section 8 Existing and Moderate Rehabilitation Programs

(d) Resolution - Accepting the Final Report of San Francisco Public Housing Task Force

Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

July 8, 1982

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

July 22, 1982

The agenda for this meeting is missing

SF
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7/22/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
July 22, 1982

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, July 22, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:05 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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ABSENT: Elouise Westbrook, Commissioner

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Christine Neal, PHTA - Alice Griffith
Mrs. Thomas, Alice Griffith
Rick Hansen, 1st Vice-President, PHTA
Mary Peralta, North Beach Tenants Association
Josie Abrams, Local 400

3. APPROVAL OF AGENDA:

It was moved by Commissioner Fussell and seconded by Vice-President Brooks to accept the Agenda of July 22, 1982. The Agenda of July 22, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the meeting of July 8, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of July 8, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

NONE

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams, reported on the following matters to the Commission:

a. A meeting has been scheduled for next Wednesday, July 28, 1982 at 7:00 p.m. to be held at 440 Turk Street between the Commission, meeting as the Finance Committee as a whole, and PHTA to review the budget and the fiscal situation for next year. Materials have been forwarded to the Commission and PHTA.

b. Pursuant to the Commission's instruction at the meeting of July 8, 1982, staff has met with Local 400 on July 15, 1982, regarding the contract process with respect to alternative to the lay-off of the SFHA Police Officers. Mr. Williams stated he will keep the Commission apprised on this matter and future meetings with Local 400.

c. Mr. Williams expressed his pleasure in introducing Ms. Jacquelyn Thompson, as newly promoted Manager of the Plaza Area.

Ms. Thompson, thanked Mr. Williams and the Commission regarding her new position and stressed her continued dedication for the residents of public housing.

7. COMMITTEE REPORT:

NONE

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Mr. Rick Hansen, 1st Vice-President of PHTA, addressed the Commission expressing PHTA's request that the Agenda of the scheduled meeting of July 28, 1982 be expanded to an open meeting. He addressed a number of concerns that PHTA would like to have discussed at the meeting.

President Cook agreed with Mr. Hansen's request from PHTA, and Mr. Williams stated that all questions concerning PHTA's concerns will be addressed and all Department Heads will be present at the meeting of July 28, 1982.

Commissioner San Jule reiterated her request that in light of the concerns addressed by the tenants, Dennis Guest, Director of Resident Services, be present at the scheduled Commission Meetings.

Mr. Hansen also requested of the Commission and staff, if possible, for the conference room and the rear executive office of PHTA to be painted and if any used carpet is available to be placed in those rooms.

President Cook suggested that Mr. Hansen provide a list to the Commission regarding their requests and it will be discussed and considered at the upcoming meeting between the Commission and PHTA.

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

Secretary, Carl L. Williams introduced the following resolutions:

(a)

RESOLUTION NO. 2465
* * * * * * * * * * * *

RESOLUTION APPROVING THE DEMOLITION OF EIGHT
3-STORY WALK-UP BUILDINGS
AT HOUSING PROJECT CAL 1-18(4), ALICE GRIFFITH
* *

WHEREAS, eight (8) buildings at the Alice Griffith Housing Project, CAL 1-18(4), contains a total of 96 apartments, none of which can be occupied because of the extensive cost required to properly rehabilitate them to a level suitable for habitation; and

WHEREAS, the existance of the buildings in their present condition constitutes a potential danger to the community; and

WHEREAS, demolition of these buildings are the only feasible alternative remaining to the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THIS COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the buildings at 2351, 2451, 2475, 2485, 2501, 2511, 2535, and 2539 Griffith Street be demolished and removed completely.

II. That concurrence for this demolition be requested from the Department of Housing and Urban Development.

III. That upon receipt of concurrence from the Department of Housing and Urban Development, the Executive Director shall take steps necessary to complete the demolition.

APPROVED AS TO FORM:

Connie M. Berry
Counsel

Date: July 19, 1982

Mr. Williams referred to the Commission Meeting held in the Alice Griffith area on May 13, 1982, at which time the Commission toured the Alice Griffith project and reviewed some of the conditions of the project. For a number of months the Authority has waited for funds to be made available to carry out some of the rehabilitation work on some of the vacant buildings in the area. It does not appear that the funds will be made available. As a result of a meeting held with the residents of Alice Griffith and staff, staff is recommending that eight (8) of the 3-story walk-up buildings be demolished and this does require action by the Commission.

Commissioner Chuck moved to approve resolution no. 2465 and Commissioner Patterson seconded the motion. Resolution No. 2465 was UNANIMOUSLY APPROVED.

RESOLUTION NO. 2466

RESOLUTION REQUESTING THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO WAIVE SECTION 313 OF THE AUTHORITY'S CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT ENABLING THE AUTHORITY TO PARTICIPATE IN P.G.& E's ZERO INTEREST LOAN PROGRAM

* *

WHEREAS, the cost of energy for the San Francisco Housing Authority presently composes a major portion of the Authority's operating expenses; and

WHEREAS, the cost of energy is projected to increase substantially in the near future; and

WHEREAS, the Pacific Gas and Electric Company has developed the Zero Interest Loan Program to provide funds at zero interest to weatherize buildings like those owned by the Authority; and

WHEREAS, the Zero Interest Loan Program requires that a temporary lien be placed on all property for which loans are provided; and

WHEREAS, Section 313 of the Authority's Consolidated Annual Contributions Contract with HUD prohibits liens on Authority property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally request that the Department of Housing and Urban Development waive Section 313 of the Authority's Consolidated Annual Contributions Contract so that the Authority can participate in the Zero Interest Loan Program.

II. That this resolution become effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams reminded the Commission of a Site & Design Committee meeting held several months ago, at which time PG&E's Zero Interest Loan Program (ZIP) was discussed and reviewed. One of the Authority's continuing efforts is to conserve energy and to reduce consumption to save money.

This program will result in weatherization in some of the projects. In order for this program to be implemented PG&E will be required to place a lien on some of the Authority's properties and in order to allow this action under the Federal regulation a waiver is required under the provisions of the Annual Contribution Contract.

Mr. Williams further explained that the ZIP Program is a program that has been encouraged by the Department of Housing and Urban Development (HUD) for the Authority to undertake and HUD will authorize this waiver after the passing of this resolution. At this time it is not known how many projects will be involved and the program will be implemented on an individual project basis.

Commissioner Fussell inquired as to the repayment of the loan to implement the ZIP Program. Counsel Connie Perry, responded that the repayment begins ninety (90) days following the release of funds to the Authority. Commissioner Fussell requested a written summarization of the meeting regarding the implementation of the ZIP Program.

After discussions regarding the ZIP Program between Commissioner Fussell and staff, Commissioner Fussell moved to approve Resolution No. 2466 and Commissioner Chuck seconded the motion. Resolution No. 2466 was UNANIMOUSLY APPROVED.

Mrs. Christine Neal, Alice Griffith, addressed the Commission requesting information regarding the rehabilitation of Alice Griffith and any upcoming changes that is anticipated in Alice Griffith.

Mr. Williams explained that the following five (5) resolutions all pertain to the award of contract for rehabilitation under the Modernization Program in Hunters Point. As indicated previously, there was a problem with three (3) of the five (5) bids, those three (3) bids had to be rejected because the Contractor did not comply with the following requirements: valid California Contractors license at the time of bidding, certain forms were not submitted that pertained to subcontractors, and last; they did not comply with the Authority's Affirmative Action requirements.

(c) RESOLUTION NO. 2467

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 18 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT Cal 1-17A Site 1
* *

(d) RESOLUTION NO. 2468

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 20 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT Cal 1-17A Site 2
* *

(e) RESOLUTION NO. 2469

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 24 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT Cal 1-17A, Site 3
* *

(f) RESOLUTION NO. 2470

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 18 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT Cal 1-17A, Site 4
* *

(g) RESOLUTION NO. 2471

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SITE IMPROVEMENT WORK IN HUNTERS POINT A LOWER WEST PROJECT, Cal 1-17A, Site 2, 3 and 4
* *

After the inquiries from President Cook was answered by staff, Commissioner Fussell made a motion to combine resolutions (c) - (g) as a whole and to approve, and Vice-President Brooks seconded the motion and approval of Resolution Nos. 2467, 2468, 2469, 2470 and 2471. Resolutions Nos. 2467, 2468, 2469, 2470 and 2471 were UNANIMOUSLY APPROVED.

RESOLUTION NO. 2467

* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 18 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT CAL 1-17A SITE I.

* *

WHEREAS, on May 17 and 18, 1982, this Authority advertised for bids for the rehabilitation of 18 dwelling units in three apartment buildings in Hunters Point A East Project, CAL 1-17A, Site I; and

WHEREAS, on June 18, 1982, the following bids were received for the work, publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Triax Company	$ 990,348.00
2.	Nibbi/Lowe Construction	$1,093,272.00
3.	S.J. Amoroso/Verrett Const. Co.	$1,111,820.00
4.	Carlin Company, Inc.	$1,189,000.00
5.	Leon Carlen & White Const. Co.	$1,322,000.00

WHEREAS, the Authority has evaluated the bids and has found that the low bid received did not conform to the bid requirements and thus was not a valid bid proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the low bid received from the Triax Company is hereby rejected.

II. That a contract for rehabilitation of 18 dwelling units be awarded to Nibbi/Lowe Construction, the second low bidder, $1,093,272.

III. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

IV. That this action is contingent upon receipt of formal approval from HUD to award the contract.

V. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

VI. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

Counsel

Date:

RESOLUTION NO. 2468
* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 20 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT CAL 1-17A, SITE 2
* *

WHEREAS, on May 17 and 18, 1982, this Authority advertised for bids for the rehabilitation of 20 dwelling units in four apartment buildings in Hunters Point A East Project, CAL 1-17A, Site 2; and

WHEREAS, on June 22, 1982, the following bids were received for the work, publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Carlin Company, Inc.	$ 864,160.00
2.	Leon Carlen & White Construction Co.	$ 918,000.00
3.	S.J. Amoroso/Verrett Constr. Co./AJV	$ 939,264.00
4.	The Triax Company	$ 959,078.00
5.	Nibbi/Lowe Construction Co.	$1,099,000.00

WHEREAS, the Authority has evaluated the bids and has found that the low bid received is within the budget amount for the work involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for rehabilitation of 20 dwelling units be awarded to Carlin Company, Inc., in the amount of $864,160.00.

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt of formal approval from HUD to award the contract.

IV. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

V. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Counsel

_____
Date

RESOLUTION NO. 2469
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 24 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT CAL 1-17A, SITE 3
* *

WHEREAS, on May 17 and 18, 1982, this Authority advertised for bids for the rehabilitation of 24 dwelling units in four apartment buildings in Hunters Point A East Project, CAL 1-17A, Site 3; and

WHEREAS, on June 24, 1982, the following bids were received for the work, publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Triax Company	$ 897,374.00
2.	Carlin Company, Inc.	$1,039,241.00
3.	S.J. Amoroso/Verrett Const.Co.	$1,058,200.00
4.	Nibbi/Lowe Construction	$1,058,398.00
5.	Leon Carlen & White Const.Co.	$1,172,000.00

WHEREAS, the Authority has evaluated the bids and has found that the low bid received did not conform to the bid requirements and thus was not a valid bid proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the low bid received from the Triax Company is hereby rejected.

II. That a contract for rehabilitation of 24 dwelling units be awarded to Carlin Company, Inc., the second low bidder, in the amount of $1,039,241.00.

III. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

IV. That this action is contingent upon receipt of formal approval from HUD to award the contract.

V. This this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

VI. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

RESOLUTION NO. 2470
* * * * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR REHABILITATION OF 18 DWELLING UNITS IN HUNTERS POINT A EAST PROJECT CAL 1-17A, SITE IV
* *

WHEREAS, on May 17 and 18, 1982, this Authority advertised for bids for the rehabilitation of 18 dwelling units in four apartment buildings in Hunters Point A East Project, CAL 1-17A, Site 4; and

WHEREAS, on June 29, 1982, the following bids were received for the work, publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Leon Carlen & White Construction Co.	$749,000.00
2.	The Triax Company	$786,977.00
3.	Nibbi/Lowe Construcition Co.	$821,425.00
4.	Carlin Company, Inc.	$823,849.00

WHEREAS, the Authority has evaluated the bids and has found that the low bid received is within the budget amount for the work involved.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a contract for rehabilitation of 18 dwelling units be awarded to Leon Carlen and White Construction Co. $749,000.00.

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt of formal approval from HUD to award the contract.

IV. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

V. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Counsel

_____
Date

RESOLUTION NO. 2471
* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR SITE IMPROVEMENT WORK IN HUNTERS POINT A LOWER WEST PROJECT, CAL 1-17A, SITES 2, 3 and 4
* *

WHEREAS, on May 17 and 18, 1982, this Authority advertised for bids for site improvement work in Hunters Point A Lower West Project, CAL 1-17A, Sites 2, 3 and 4; and

WHEREAS, on July 1, 1982, the following bids were received for the work, publicly opened and read aloud:

	BIDDER	BID AMOUNT
1.	Triax Company	$ 700,523.00
2.	Tamal Construction Co.	$ 751,968.00
3.	Munkdale Brothers	$ 825,000.00

WHEREAS, the Authority has evaluated the bids and has found that the low bid received did not conform to the bid requirements and thus was not a valid bid proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the low bid received from the Triax Company is hereby rejected.

II. That a contract for the site improvement work at Sites 2, 3 and 4 be awarded to Tamal Construction Co., the second low bidder, $751,968.00.

III. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

IV. That this action is contingent upon receipt of formal approval from HUD to award the contract.

V. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

VI. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

_____
Counsel

Date: _____

There being no further discussions under 'New Business', President Cook called upon the following visitors that filled out visitors cards:

Ms. Josie Abrams, Local 400, addressed the Commission regarding the Commission's vote at the Meeting of July 8, 1982. She expressed Local 400's gratitude for the Commission's decision not to implement their vote until after the Commissions review of alternatives. She also stated that Local 400 has begun to look for alternative sources of funding for the Police and a presentation from Local 400 will be made to the Finance Committee within the next few weeks.

Mr. Bob Berry, President of the Police Association of San Francisco, addressed the Commission stating the objections of the Police Officers Association to the elimination of the Authority's police.

Conversations and discussions ensued among the Commission, Mr. Williams and Mr. Berry regarding Mr. Berry's comments.

Ms. Mary Peralta, North Beach Tenant Association, addressed the Commission commending Ms. Helen Louie, Area 1 Manager, for the consideration that she has extended the residents of her area. She also asked for clarification regarding the appliance policy.

Mrs. Frankie Gates, Sunnydale, addressed the Commission informing them of an incident that occurred on July 18, 1982 in her unit. She stated that she received no assistance from the San Francisco Police Department but the Housing Authority did assist her and her family.

Mrs. Jimmie Mumphrey, Hunters View, addressed the Commission regarding a clarification of the Appliance Policy. She referred to a notice that she also received regarding the appliance policy. She additionally requested that the trees on West Point Road be trimmed.

Commissioner Fussell requested of staff to provide written clarification of the Appliance Policy for the tenants at the Special Meeting of July 28, 1982.

Ms. Ann Ingalls, Plaza West, addressed the Commission thanking staff and the Commission for the modernization work in the elevators and she asked that consideration be given for her request not to eliminate the police department. She additionally opposed the modernization work anticipated for the Plaza areas and inquired as to when her window will be replaced.

Mr. Ed Tomola, Westbrook Apartments, addressed the Commission regarding his concerns about the Appliance Policy.

President Cook expressed his concerns regarding the length of time it takes to replace a window and the amount of money to replace windows in the Authority's projects.

Mr. Barney Deasy, Deputy Executive Director, responded regarding the length of time to replace the windows in the various project areas. He stated the Authority has engaged in outside contracts for the replacing of windows which will save the Authority money.

Ms. Lillian Robinson, Bernal Dwellings, addressed the Commission asking for something to be done about the vacant units in Bernal. She addressed a number of concerns about the vacant units in the area and the problems that are arising.

Ms. Joe Alice Johnson, Bernal Dwellings, addressed her concern about the security in Bernal Dwellings because of the many vacant units.

President Cook requested in light of the problems addressed regarding the vacancies in the Bernal area that the next Commission Meeting of August 12, 1982 be held in the Bernal Area.

12. ADJOURNMENT:

There being no further business to discuss, the meeting of July 22, 1982 was adjourned at 11:40 a.m.

PRESIDENT

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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28/82

NOTICE OF SPECIAL MEETING

The Commission of the San Francisco Housing Authority will conduct a special meeting on Wednesday, July 28, 1982, 7:00 P.M. at 440 Turk Street, San Francisco, California.

The purpose of the meeting is as follows:

1. Review and discuss with the Public Housing Tenants Association the budgetary process of the San Francisco Housing Authority and the fiscal situation for the next fiscal year (1982-83).

2. Approval of contract for administration of Section 8 Housing Assistance Payment.

3. Review and discussion of certain policies and procedures of concerns to the San Francisco Public Housing Tenants Association.

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Carl L. Williams
Secretary/Executive Director

DATED: July 23, 1982

SAN FRANCISCO HOUSING AUTHORITY

July 28, 1982

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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8/12/82

August 6, 1982

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON THURSDAY, AUGUST 12, 1982 AT 10 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIF.

Carl L. Williams
Secretary/Executive Director

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8/12/82

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, August 12, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

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1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

   (a) Approval of Minutes of Special Meeting

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Authorizing Award of Contract for Roof Covering Improvements at Ping Yuen and Ping Yuen North Projects, Cal 1-15 and Cal 1-18(6)

   (b) Resolution - Resolution Authorizing Award of Contract for Roof Covering Improvements at Project Cal. 1-1, Holly Courts, Cal. 1-4, Valencia Gardens, Cal.1-5 Bernal, Cal 1-11 North Beach and Cal 1-16, 227 Bay Street.

   (c) Resolution - Boiler Replacement Work, Holly Courts, Cal. 1-1

   (d) Resolution - Resolution of Commendation and Appreciation to Frank M. Molinari Upon His Retirement From the Housing Authority of the City and County of San Francisco.

(d) Resolution - Resolution of Commendation and Appreciation to Edmond Fitzgerald Upon His Retirement from the Housing Authority of the City and County of San Francisco.

Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

August 12, 1982

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

August 17, 1982

The agenda and minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

August 26, 1982

The agenda for this meeting is missing

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8/26/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
August 26, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, August 26, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:00 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner

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ABSENT: Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Christine Neal, Alice Griffith
Elizabeth Zuniga, Holly Courts
Victoria Zuniga, Holly Courts
Mary Louise Green, St. Teresa's Parish
Mrs. Thomas, PHTA

3. APPROVAL OF AGENDA:

It was approved by Commissioner Westbrook and seconded by Vice President Brooks to accept the Agenda of August 26, 1982. The Agenda of August 26, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the regular meeting of August 12, 1982 and the Special Meeting of August 17, 1982 and Vice President Brooks seconded the motion. The minutes of the meetings of August 12th and 17th, 1982 were UNANIMOUSLY APPROVED.

Commissioner Fussell made a motion to amend the minutes of August 12, 1982 as follows:

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, August 12, 1982 at 10:05 a.m.

5. GENERAL COMMUNICATIONS:

Mr. Williams reported that he provided the Commission with a copy of the letter from Mr. Henry Dishroom, Area Manager of HUD, commending the Authority for its work regarding the Payment in Lieu of Taxes (PILOT) indicating that HUD will be taking steps to resolve this matter in terms of the audit findings. This has been a long standing audit finding that has been finally resolved.

6. REPORT OF SECRETARY:

Secretary Williams informed the Commission of a meeting that was held between staff, the San Francisco Police Department, and members of the Mayor's Office to discuss the possible transfer of the Housing Authority's police officers to the San Francisco Police Department. The contractual terms of the possible transfer is in the process of being drafted by the Police Department and staff of the Mayor's Office. The legislation will be forwarded to the Board of Supervisors very soon.

7. COMMITTEE REPORTS:

NONE

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Ms. Paulette Faison, President of PHTA, addressed the Commission regarding the following matters:

a) PHTA will be holding tenant meetings at the various project sites;

b) PHTA is developing a newsletter that will be circulated city-wide;

c) List of the pro's and con's regarding the garbage bins in the project areas that will be presented to the Commission at a future meeting;

d) Alice Griffith Parking Lot - At a meeting with the Executive Director a proposal was submitted regarding PHTA operating the parking lot. A plan is being developed for the youth to work the lot;

e) Potrero Hill Tenants Association is now incorporated; PHTA's goal is to incorporate all of the tenant associations.

Commissioner Westbrook expressed her objections regarding the incorporation of the various project sites. Ms. Faison further explained PHTA's intentions regarding the incorporation of various project sites.

Discussion ensued in reference to recently held field trips for children and youths that reside in public housing. There were complaints that some of the youths were not able to attend the summer youths field trips because of older youths and adults occupying the chartered bus seats.

President Cook expressed his approval regarding PHTA holding their meetings in the various project sites.

10. UNFINISHED BUSINESS:

President Cook reported that he visited the North Beach site to look into the usage of garbage bins, and he suggested that staff investigate the possibility of using the existing garbage chutes by putting the dumpsters under the existing garbage chutes so that they can still be used.

President Cook also stated that during his touring of the North Beach Project site, he found the area to be very clean from graffiti, etc.

Commissioner Westbrook made several suggestions regarding the usage of the garbage chutes if implemented.

President Cook requested a brief outline from the North Beach Tenants Association to be presented to the Commission at the next scheduled Commission meeting regarding the completion date of the laundry room and community room.

President Cook requested staff to draft a form and a resolution for the Commission to submit to the Site and Design Committee for a review to handle complainants that wish to address the Commission. He added that this procedure will curtail individual complaints from tenants at the Commission meetings regarding their individual units. President Cook then explained the format of the form.

President Cook discussed the possibility of one of the Commission meetings in the month of September being held in the Bernal Project.

11. NEW BUSINESS:

Mr. Williams reminded the Commission that at the last meeting he stated that staff would be providing the Commission with a comprehensive report at every second Commission meeting covering the major aspects of Housing Authority operations.

The following reports were presented to the Commission:

a) Management Report

Mr. Barney Deasy briefed the Commission through the entire Management Report.

The Management Report in its entirety is made part of the official records of the Commission minutes.

After questions by the Commissioners were answered by Mr. Deasy, Mr. Williams and staff regarding the Management Report, the Commissioners commended Mr. Deasy for the well developed format of the report.

b) Progress Report on Resident Employment

Mr. Williams introduced Mr. Nate Mason, Affirmative Action Officer, who addressed the Commission regarding the report on resident employment. Mr. Mason explained the Resident Employment report to the Commission.

The Progress Report on Resident Employment has been made a part of the official minutes of the meeting of August 26, 1982.

Commissioner Fussell suggested that the report be presented every six (6) months or so to show a summary of total residents employed, amount earned, etc. for particular contracts that are completed or in progress.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A CONTRACT BETWEEN SAN FRANCISCO HOUSING AUTHORITY AND ALICE GRIFFITH TENANTS ASSOCIATION TO OPERATE A PARKING LOT ON A PARCEL OF LAND KNOWN AS A PORTION OF LOT 20 IN ASSESSOR'S BLOCK 4884 IN SAN FRANCISCO, CA

* *

WHEREAS, the San Francisco Housing Authority owns a parcel of land known as a portion of Lot 20 Assessor's Block 4884 located in San Francisco, CA;

WHEREAS, the Alice Griffith Tenants Association has submitted a proposal to operate a parking lot on that parcel of land;

WHEREAS, said parcel is a part of the Alice Griffith project;

WHEREAS, the San Francisco Housing Authority desires to promote tenant employment whenever possible;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized to negotiate and enter into an agreement with the Alice Griffith Tenants Association to operate said parking lot.

II. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Counsel

_____
Date

Mr. Williams gave the background on the parking lot located in the Alice Griffith area and staff's recommendation. Mr. Williams informed the Commission that three (3) proposals for the operation of the lot have been presented. The proposals are from: (1) The Alice Griffith Tenants Association; (2) Public Housing Tenants Association; (3) Mr: Stephan Leonoudakis representing "Candlestick Parking Service." It was the staff's recommendation that the Alice Griffith Tenants Association be granted the permit to operate the lot.

After lengthy discussion from the Commission regarding this matter, Commissioner Fussell requested that the Site and Design Committee meet as a Commission of the whole to further review and discuss this matter. The Commission unanimously agreed to meet as a whole to review the parking lot at Alice Griffith on September 1, 1982 at 4:00 p.m. at 440 Turk Street.

President Cook took this opportunity to introduce the newly elected officers of the Hunters View Tenants Association.

Mrs. Jewell Green, President of the Hunters View Tenants Association, addressed the Commission and made some brief remarks regarding the improvements that will be taking place in the Hunters View area along with tenant involvement.

A senior resident residing from 345 Hermann Street complained about the need for a "no parking" sign to be placed in front of 345 Hermann Street.

Mrs. Neal addressed the Commission expressing several issues regarding the involvement of tenants residing in Alice Griffith. She also commented on problems that tenants are having among themselves.

Commissioner Westbrook expressed her disapproval and disappointment with the tenants not being able to get along and the division between the members of the Public Housing Tenants Association.

12. ADJOURNMENT:

There being no further business to discuss, the Commission Meeting of August 26, 1982 was adjourned at 11:55 a.m.

_____
President

Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

September 1, 1982

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director, Secretary*

August 26, 1982

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#4
9-1-82

NOTICE OF SPECIAL MEETING

The Commission of the San Francisco Housing Authority will conduct a special meeting on Wednesday, September 1, 1982, at 4:00 p.m., in the Commission Room at 440 Turk Street.

The item for discussion will be:

1. To discuss operational plans for the Alice Griffith parking lot.

CARL L. WILLIAMS
Secretary/Executive Director

A G E N D A
* * * * * *

SPECIAL MEETING HELD:
September 1, 1982 - 4:00 p.m.

440 Turk Street
San Francisco, California

ROLL CALL:

Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

APPROVAL OF AGENDA:

VISITORS:

NEW BUSINESS:

(a) Alice Griffith Parking Lot

ADJOURNMENT

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
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Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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August 27, 1982

PUBLIC NOTICE

The regularly scheduled Commission Meeting to have been held on Spetember 9, 1982, at 440 Turk Street, San Francisco California has been cancelled at the direction of the Commission due to the Admission Day Holiday.

All pending matters will be discussed at the next Commission Meeting to be held on Thursday, September 23, 1982 at 10:00 a.m., 440 Turk Street, San Francisco, California.

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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September 17, 1982

P U B L I C N O T I C E

The regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francicsco will be held at 10:00 A.M., Thursday, September 23, 1982 at 440 Turk Street, San Francisco, California.

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, September 23, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:
   Regular Meeting Of August 26, 1982
   Special Meeting of September 1, 1982

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution of Commendation and Appreciation to Kenneth Ow Upon His Retirement from the Housing Authority of the City and County of San Francisco.

   (b) Resolution _ Resolution of Commendation and Appreciation to Edward Hackett Upon His Retirement from the Housing Authority of the City and County of San Francisco

   (c) Resolution - Resolution Authorizing a Contract Between San Francisco Housing Authority and the Alice Griffith Tenants Association to Operate a Parking Lot on a Parcel of Land Known As a Portion of Lot 20 in Assessor's Block 4884 in San Francisco, California.

   (d) Resolution - Resolution Authorizing the Execution of an Annual Contributions Contract and the Execution of a Section 8 Housing Assistance Payments Contract.

(e) Resolution - Resolution Approving Fiscal Budget for 1982-83 Section 8 Existing Housing Program.

(f) Resolution - Resolution Approving Fiscal Budget for 1981-82 Section 8 Moderate Housing Program

(g) Resolution - Resolution Approving Fiscal Budget for 1982-83 Section 8 Moderate Rehabilitation Housing Program.

(h) Resolution - Resolution Approving Final Application to HUD for Fiscal Year 1982 Comprehensive Improvement Assistance Program (CIAP).

(I) Resolution - Resolution Changing the Designation of the Yerba Buena Plaza Annex to the Rosa Parks Development.

(J) Presentation of Architectural Plans for the Rehabilitation of the Rosa Parks Development.

Carl L. Williams
Secretary/Executive Director

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9/23/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
September 23, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, September 23, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:05 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
Reverend Harry Chuck, Commissioner

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ABSENT: James G. Fussell, Jr., Commissioner

A Quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
ABSENT: Connie M. Perry, Legal Counsel

2. VISITORS:

Ms. Hall, Alice Griffith
Maura Kealey, Local 400
Mrs. Mumphrey, Hunters View
Ursula Anderson, President, Senior City-Wide Council
Raymond Hackett, City-Wide Council
Mr. Hermann, San Francisco Department of Social Services
Christine Neal, PHTA
Mrs. Thomas, PHTA

3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Vice-President Brooks to accept the Agenda of September 23, 1982. The Agenda of September 23, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the regular meeting of August 26, 1982 and the Special Meeting of September 1, 1982 and Commissioner Westbrook seconded the motion. The minutes of the meetings of August 26, 1982 and September 1, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

The Executive Director, Carl L. Williams reported on the following:

(a) The San Francisco Housing Authority's Annual Report for the period 1980-81 has recently been completed and distributed to each Commissioner. Mr. Williams commended staff and acknowledged Mr. Wil Ussery, Director of Program Development, for the coordination of this annual report.

(b) The Authority's staff is in receipt of a letter from the Area Office of the Housing and Urban Development (HUD) indicating the audit findings for the period ending 1979 have been cleared based on the time schedule staff provided HUD to clear those audit findings.

6. REPORT OF SECRETARY:

NONE

7. COMMITTEE REPORT:

Chairperson of the Site & Design Committee, Commissioner San Jule reported on the Site and Design Committee Meeting of September 1, 1982 as follows:

As directed by the Commission in its meeting of August 26, 1982, the Commission met as a Site and Design Committee of the whole on September 1, 1982 to consider the matter of the parking lot at the Alice Griffith project.

The Commissioner in attendance were:

Joan M. San Jule
Preston Cook
Betty Brooks
Elouise Westbrook
Beatrice Patterson
Reverend Harry Chuck

Presentations were made by representatives of PHTA, a representative of Mr. Stephan C. Leonoudakis and the Alice Griffith Tenants Association. Although the Committee carefully reviewed all aspects of each of the proposals, it was decided that the matter should be tabled until the next Commission meeting.

However, after further consideration, it is the recommendation of the Site and Design Committee that the Alice Griffith Tenants Association be granted authorization to operate the lot and that the proceeds from the lot be divided equally between PHTA and the Alice Griffith Tenants Association. The staff of the Authority should meet with both groups to establish the accounting procedures and process for disbursement of the proceeds.

The Site and Design Committee report was accepted.

President Cook stated that this item will be discussed under New Business, item (c).

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Ms. Paulette Faison, President of the Public Housing Tenants Association addressed the Commission stating her only report consisted of the matter pertaining to the Alice Griffith Parking Lot which will be discussed under New Business.

10. UNFINISHED BUSINESS:

NONE

11. NEW BUSINESS:

(a) RESOLUTION NO. 2479

RESOLUTION OF COMMENDATION AND APPRECIATION TO KENNETH OW UPON HIS RETIREMENT FROM THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, the San Francisco Housing Authority wishes to extend its appreciation to its employees who have competently, faithfully, and dutifully performed in extended years of service with the San Francisco Housing Authority; and

WHEREAS, Mr. Kenneth K. Ow, retired on June 1, 1982 after serving in the Maintenance Department over 20 years; and

WHEREAS, over the years Mr. Ow has gained the respect and admiration of the residents and his fellow workers in the performance of his duties; and

WHEREAS, over the years Mr. Ow diligently performed his duties and was dedicated and reliable and now plans to spend his time enjoying the leisurely life,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO.

That this Commission extends to Mr. Ow its commendation for a job well done, its appreciation for long and faithful service, and its best wishes for a happy retirement.

/s/ Preston Cook
President

/s/ Elouise Westbrook
Commissioner

/s/ Betty Brooks
Vice-President

/s/ James G. Fussell, Jr.
Commissioner

/s/ Joan M. San Jule
Commissioner

/s/ Reverend Harry Chuck
Commissioner

/s/ Beatrice Patterson
Commissioner

/s/ Carl L. Williams
Secretary/Executive Director

Mr. Williams briefed the Commission on Mr. Kenneth Ow's tenure and position with the San Francisco Housing Authority and presented Mr. Ow the resolution from the Commission of the Authority. Mr. Ow retired June 1, 1982.

Mr Ow gave a short speech and expressed how he missed working at the Housing Authority.

(b) RESOLUTION NO. 2480

RESOLUTION OF COMMENDATION AND APPRECIATION TO EDWARD M. HACKETT UPON HIS RETIREMENT FROM THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, the San Francisco Housing Authority wishes to extend its appreciation to its employees who have competently, faithfully, and dutifully performed in extended years of service with the Authority; and

WHEREAS, Mr. Edward M. Hackett will retire on September 15, 1982 after serving the position of Police Officer, Police Sergeant, Assistant Project Area Manager and Senior Police Dispatcher for a total of 22 years of continuous service; and

WHEREAS, over the years Mr. Hackett has gained the respect and admiration of the residents and his fellow workers in the performance of his duties; and

WHEREAS, over the years Mr. Hackett diligently performed his duties and was dedicated and reliable and now plans to spend his time enjoying the the leisurely life,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extends to Mr. Hackett its commendation for a job well done, its appreciation for long and faithful service, and its best wishes for a happy retirement.

/s/ Preston Cook President	/s/ Elouise Westbrook Commissioner
/s/ Betty Brooks Vice-President	/s/ James G. Fussell, Jr. Commissioner
/s/ Joan M. San Jule Commissioner	/s/ Reverend Harry Chuck Commissioner
/s/ Beatrice Patterson Commissioner	/s/ Carl L. Williams Secretary/Executive Director

Mr. Hackett was not present to receive his resolution of commendation and appreciation, but Mr. Williams briefed the Commission of Mr. Hackett's employment with the Authority. Mr. Hackett retired September 15, 1982.

(c) RESOLUTION NO. 2481

RESOLUTION AUTHORIZING A CONTRACT BETWEEN SAN FRANCISCO HOUSING AUTHORITY AND THE ALICE GRIFFITH TENANTS ASSOCIATION TO OPERATE A PARKING LOT ON A PARCEL OF LAND KNOWN AS A PORTION OF LOT 20 IN ASSESSOR'S BLOCK 4884 IN SAN FRANCISCO
* *

WHEREAS, the San Francisco Housing Authority owns a parcel of land known as a portion of Lot 20 Assessor's Block 4884 located in San Francisco, Ca; and

WHEREAS, the Alice Griffith Tenants Association, the Public Housing Tenants Association has and Candlestick Parking Service have presented proposals to operate a parking lot on that parcel of land; and

WHEREAS, said parcel is a part of the Alice Griffith project; and

WHEREAS, the San Francisco Housing Authority desires to promote tenant employment whenever possible;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director is authorized to negotiate and enter into an agreement with the Alice Griffith Tenants Association to operate said parking lot.

II. That the proceeds from the operation of the lot be divided equally between the Public Housing Tenants Association and the Alice Griffith Tenants Association

III. That the staff of the San Francisco Housing Authority shall establish accounting procedures for the receipt and disbursement of the proceeds from the operation of the parking lot.

IV. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams referred to the recommendation of the Site and Design Committee addressed by Chairperson San Jule under Committee Reports. Additionally, Mr. Williams referred to staff's recommendation regarding the operation of the parking lot. He stated that staff will be working closely with both PHTA and the Alice Griffith Tenants Association with setting-up the procedures for the disbursement of the funds and accounting of the monies.

Commissioner Westbrook moved adoption of Resolution No. 2481 and Commissioner Chuck seconded the motion. Resolution No. 2481 was UNANIMOUSLY APPROVED.

Ms. Paulette Faison, President of the Public Housing Tenants Association addressed the Commission stating her disappointment in PHTA not being authorized to operate the parking lot at Alice Griffith.

President Cook stated the Commission has spent a great deal of time on this matter and has arrived at a fair compromise. He also mentioned that the Authority will not receive any proceeds from the operation of the lot. He additionally stated that the Commission and staff will renegotiate the contract next year.

Mrs. Christine Neal, Alice Griffith, addressed the Commission regarding who was responsible for holding the monies from the operation of the parking lot.

At 10:25 the leadership and representatives from PHTA left the Commission Meeting after the voting of Resolution No. 2481 pertaining to the Alice Griffith Parking Lot.

(d) RESOLUTION NO. 2482

RESOLUTION AUTHORIZING THE EXECUTION OF AN ANNUAL CONTRIBUTION CONTRACT AND THE EXECUTION OF A SECTION 8 HOUSING ASSISTANCE PAYMENTS CONTRACT.
* *

The San Francisco Housing Authority (herein called the "PHA") hereby agrees to enter into a Section 8 Annual Contributions Contract with the United States of America (herein called the "Government") and a subsidiary Housing Assistance Payment- Contract with the ASPEN TENDERLOIN APARTMENTS, 1 AND 2 pursuant to the provisions of 24 CFR 811.103.

It is deemed advisable by the PHA and the Government that the PHA act as contract administrator of a Section 8 Annual Contributions Contract in the particulars indicated in the ACC and the Agreement Payments Contract (HAPC) with ASPEN TENDERLOIN APARTMENTS, COMPANY 1, Section 8 No. No. Ca 39-A003-002, also known as FHA Project No. 121-35752 and ASPEN TENDERLOIN APARTMENTS, COMPANY 2, Section 8 No. Ca 39-A003-003, also known as FHA Project No. 121-35754.

NOW THEREFORE BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The PHA will administer the Annual Contributions Contract and Housing Assistance Payments Contract executed pursuant thereto as required by 24 CFR 811.103. The Executive Director or the Deputy Executive is hereby authorized and directed to execute the appropriate contracts on behalf of the PHA and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such contract and to deliver such executed contracts to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The resolution shall take place immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Commissioner Westbrook moved to accept Resolution No. 2482 and Vice-President Brooks seconded the motion. Resolution No. 2482 was UNANIMOUSLY APPROVED.

(e) RESOLUTION NO. 2483

RESOLUTION APPROVING THE FISCAL YEAR 82-83 OPERATING BUDGET FOR THE SECTION 8 EXISTING HOUSING ASSISTANCE PAYMENTS PROGRAM

* *

WHEREAS, there is attached hereto and marked Exhibit "A" the budget in summary form for the Section 8 Housing Assistance Payments Program under contract SF-618 covering the fiscal operating period October 1, 1982 to Setpember 30, 1983; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicated a source of funding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under provision of HUD Notice HM75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit "A" attached hereto, is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED _____

Without discussion by the Commissioners, Commission Chuck moved to accept Resolution No. 2483 and Vice-President Brooks seconded the motion Resolution No. 2483 was UNANIMOUSLY APPROVED.

(f) RESOLUTION NO. 2484

RESOLUTION APPROVING THE FISCAL YEAR 82-83 OPERATING BUDGET FOR THE SECTION 8 MODERATE REHABILITATION PROGRAM

* *

WHEREAS, there is attached hereto and marked Exhibit "A" the budget in summary form for the Section 8 Moderate Rehabilitation Program under contract SF-618 covering the fiscal operating period October 1, 1982 to September 30, 1983; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and the financial plan is reasonable in that it indicated a source of funding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget market Exhibit "A" attached hereto, is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM:

_____
Connie Perry, Legal Counsel

_____
Date

Commissioner Chuck moved to accept without discussion Resolution No. 2484 and Vice-President Brooks seconded the motion. Resolution No. 2484 was UNANIMOUSLY APPROVED.

(g) RESOLUTION NO. 2485
* * * * * * * * * * * * *

RESOLUTION APPROVING THE FINAL APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FISCAL YEAR 1982 COMPREHENSIVE IMPROVEMENT ASSISTANCE PROGRAM FUNDS.

Yerba Buena Plaza, Cal. 1-18(2)
Yerba Buena Plaza Annex Cal. 1-18(3)

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an Application for Fiscal Year 1982 Comprehensive Improvement Assistance Funds in the amount of $9,600,000; and

WHEREAS, the Department of Housing and Urban Development has reviewed the management and modernization needs of the Authority, and has determined that these funds should be applied to the following items:

1. Conversion and rehabilitation of the Yerba Buena Plaza Annex housing development

2. Rehabilitation of a portion of the Yerba Buena Plaza housing project.

3. Purchase of additional EDP equipment and consulting services for the Authority.

4, Assist in the implementation of the Deloitte, Haskins and Sells recommendations.

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements prescribed by HUD for the modernization, including implementation of the modernization in a timely, efficient and economical manner and handling of ongoing management cost consistent with HUD requirements; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the San Francisco Housing Authority has adopted the goal of awarding at least 20 percent of the dollar value of the total of the modernization contracts, to be awarded during the subsequent Federal Fiscal Year, to minority business enterprises; and

WHEREAS, the San Francisco Public Housing Tenants Association has been informed regarding the selection of the Yerba Buena Plaza and Yerba Buena Plaza Annex for rehabilitation as required by HUD regulations; and

WHEREAS, the proposed physical work meets the modernization standards of the Department of Housing and Urban Development; and

WHEREAS, the modernization effort will comply with Department of Housing and Urban Development requirements for the physically handicapped; and

WHEREAS, the projects proposed for modernization are not located in an identified special flood hazard area; and

WHEREAS, the San Francisco Housing Authority will ensure non-discrimination in the selection of tenants to be rehoused, determination of which tenants require temporary and permanent rehousing, assignment of tenants within the Authority, and provision of assistance to tenants being rehoused, should and such rehousing be required as part of these modernization efforts;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the San Francisco Housing Authority Commission formally approved this final application fo 1982 Comprehensive Improvement Assistance Program.

II. That the Executive Director be and the same is authorized to apply to the Department of HUD for the necessary funding to accomplish the above described improvements to the Yerba Buena Plaza, Cal. 1-18(2) and Yerba Buena Plaza Annex, Cal 1-18(3) housing developments.

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

IV. That this Resolution become effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Commissioner Chuck moved to accept Resolution No. 2485 and Vice-President Brooks seconded the motion. Resolution No. 2485 was UNANIMOUSLY APPROVED.

Mr. Williams introduced the following resolution referring to the Commissions request that the Seniors City-Wide Council conduct a poll of its membership and senior residents of public housing as to what name they would like to have for the Yerba Buena Plaza Annex 'Pink Palace'. At the Commission Meeting of August 12, 1982 the Senior Citizen City-Wide Council made a recommendation that the 'Pink Palace' be named after Rosa Parks.

After discussions from Mr. Ursula Anderson of the Senior Citizens City-Wide Council and Commission it was Unanimously agreed that the 'Pink Palace' be renamed Rosa Parks Senior Apartments, and that the resolution be amended as to reflect the change.

(g) RESOLUTION NO. 2486

RESOLUTION DESIGNATING THE YERBA BUENA PLAZA ANNEX AS THE ROSA PARKS SENIOR APARTMENTS
* *

WHEREAS, the San Francisco Housing Authority owns and manages the Yerba Buena Plaza Annex; and

WHEREAS, the San Francisco Housing Authority has directed that the Yerba Buena Plaza Annex be rehabilitated and converted into an elderely residence; and

WHEREAS, the San Francisco Housing Authority has requested that the Senior Citizen City-Wide Council make recommendations for the renaming of the Yerba Buena Plaza Annex which would be more appropriate for its planneduse as an elderly residence; and

WHEREAS, the Senior Citizen City-Wide Council has recommended to the Housing Authority that the Yerba Buena Plaza Annex be renamed in honor of Rosa Parks;

NOW, THEREFORE, BE IT RESOLVED THAT:

(1) The Yerba Buena Plaza Annex shall be designated the "Rosa Parks Senior Apartments":

(2) This resolution take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Commissioner Westbrook moved to accept Resolution No. 2486 and Vice-President Brooks seconded the motion. Resolution No. 2486 was UNANIMOUSLY APPROVED.

The Executive Director introduced Mr. Ron Atkielski, Chief of Modernization to present the Architectural Plans for the rehabilitation of the Rosa Parks Senior Apartments.

Mr. Atkielski introduced Mr. Jim Caldwell with the firm of Marquis Association, who went through the architectural design of Rosa Parks Senior Apartments.

Discussions was held regarding the disposition of a sharing concept of seniors for the two (2) and four (4) bedroom units. Commissioner San Jule requested that staff present a report to the Commission at the next meeting on this concept.

12. ADJOURNMENT:

There being no further business to discuss the meeting of September 23, 1982 was adjourned at 11:30 a.m.

_____
PRESIDENT

Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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October 8, 1982

PUBLIC NOTICE

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 9:30 A.M., THURSDAY, OCTOBER 14, 1982 AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, October 14, 1982
10 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Resolution Approving Operating Budget for the Period October 1, 1982 to September 30, 1983 Covering Low Rent Projects Under Contract SF-255.

(b) Resolution - Resolution Approving Miscellaneous Fund Operating Budget for the Period of October 1, 1982 to September 30, 1983 and an Increase in Commissioner Meeting Fees.

(c) Resolution - Resolution to Establish a Policy for the Use of Funds Earned Through Administering Section 8 Projects Financed with 11-B Exempt Obligations.

(d) Resolution - Resolution Authorizing the Executive Director to Execute Various Agreements with Unions that Represent Employees of the San Francisco Housing Authority.

TENTATIVE AGENDA
* * * * * * * * * * * * * * *

October 14, 1982

(e) Presentation of the August 1, 1982 HUD Interim Rule Which Changes the Income Percentage Formula for Determining the Gross Rent Payable by the Families Under the Public Housing Program.

Carl L. Williams

CARL L. WILLIAMS
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
October 14, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, October 14, 1982 at 9:30 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner

ABSENT: Reverend Harry Chuck, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Christine Neal, PHTA
Larkin Ray, Ray Construction Co.
Melvina Powell, Westside Courts
Albert Otis, Otis Painting Company
Cleola Richardson, Westside Court Tenant Association

3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Commissioner Fussell to accept the Agenda of October 14, 1982. The Agenda of October 14, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the regular meeting of September 23, 1982 and Commissioner Patterson seconded the motion. The minutes of the meeting of September 23, 1982 was UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

The Executive Director, Carl L. Williams reported on the following:

(a) The Authority is in receipt of a letter from the Area Office of the United States Department of Housing and Urban Development (HUD) indicating that HUD has approved the Authority's application submitted in May, 1982, for the development of a Senior Citizen Site and Office Site at 440 Turk Street. This award is approved for 89 units of senior citizen housing and the Authority is preparing the plans, architectural specifications, etc.

(b) The Authority has received a letter signed by residents from the Hunters View Tenants Association, Westbrook Tenants Association, and Alice Griffith Tenants Association indicating their concerns and problems with PHTA and their wish to withdraw their participation from PHTA and they they further requested that allocations of funds be made directly to those Associations.

Mr. Williams stated that the Authority has not completed the current contract with PHTA and the Housing Authority and he recommended that at the time the completed contract is presented to the Commission that staff make recommendations as to how future relationships should be conducted. He also stated that this letter should be acknowledged and asked that PHTA and the tenants association work their problems out among themselves at this point.

6. REPORT OF SECRETARY:

Secretary Carl L. Williams, reported on the following (2) matters:

(a) The Authority is beginning a project in Alice Griffith involving the exterior painting of the buildings in the Alice Griffith Community utilizing the Modernization Funds for that purpose and if possible some grants from the Ford Foundation that staff is working on. The youth and low income residents of Alice Griffith Community will be working along aside the Authority's journeyman painters in carrying out the work. The interviews have begun this week. 12 - 15 youths will be employed at $3.50 per hour and the program is estimated to last 7 to 9 months.

Commissioner Westbrook voiced her concerns about other projects and that repair and rehabilitation work should begin on them as soon as possible.

(b) At a meeting with the Mayor, recently, she has expressed an interest in providing money out of the Summer Youth Program for removal of graffitti along the Plaza East and Plaza West projects. The Mayor has indicated that she will make $5,000 available for the Authority to hire youths to begin removing graffitti along the projects in the Western Addition. A budget will be submitted to the Mayor within two (2) weeks regarding this program

7. COMMITTEE REPORT:

Chairperson James Fussell reported on the Finance Committee meeting October 7, 1982 and the Committee's review of Resolutions (a), (b), and (c) under New Business and stated that in all three (3) resolutions the Finance Committee recommended that the Commission approve resolutions (a), (b) and (c). Additionally, he stated that any further discussions will be held under New Business.

Chairperson Joan San Jule reported on the Site and Design Committee meeting held on October 7, 1982 and various interested persons and staff were in attendance. Discussion was held regarding the concerns that minority sub-contractors are not getting a fair chance to participate in Authority's Contracts.

Recommendations by the Site and Design Committee were that sub-contractor's bids be submitted in writing or by telegram, additionally steps are to be implemented to work with the general contractors to give the minority contractors an opportunity for their bids to be accepted.

Mr. Mason, Affirmative Action Officer addressed the Commission and explained the problems with the matter of sub-contractors, particularly painting sub-contractors, obtaining a contract with the Authority. He also agreed with the Site & Design Committee's recommendation that the bids by the sub-contractors be called into the Authority as a matter of record.

8. REPORT OF LEGAL COUNSEL:

Connie M. Perry, Legal Counsel provided the Commission with the "Legal Action Summary" for the legal activities for the month of September, 1982.

President Cook asked for an explanation as to the reasons for variations in the month to month legal activities. Counsel Perry explained that the variations regarding the evictions proceedings from month to month are largely due to the under staffing situation in some of the project offices. Discussions were also held regarding the responsibilities of the Authority's Tenant Representatives regarding the matter of evictions.

Dennis Guest, Director of Housing Management, explained the eviction procedures and notices given to residents.

9. TENANT REPRESENTATIVE REPORT:

Paulette Faison, President of the Public Housing Tenants Association, addressed the Commission on the following matters:

The laundry facilities at Westside Courts and Plaza West are not in operation. She requested staff to look into the repair of the washers and dryers. The garbage door at Westside Courts is broken and open. President Cook requested staff to repair the garbage door at Westside Court.

Complaints were addressed regarding the garbage bins in various project areas and suggestions were made by Mr. Williams and staff to remedy the problem. President Cook also requested staff to meet with the Westside Court Tenants Association regarding the garbage bin situation at the meeting Wednesday, October 20, 1982 at 7:00 p.m.

10. UNFINISHED BUSINESS:

President Cook and the Commission agreed to hold the next Commission meeting of October 28, 1982 at the Bernal Dwellings Project.

11. NEW BUSINESS:

Resolution (a), (b), and (c) were combined without any discussion by recommendation from the Finance Committee.

(a) RESOLUTION NO. 2487

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1982 to SEPTEMBER 30, 1983 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

WHEREAS, there is attached hereto and marked "Exhibit A" the the budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operations period October 1, 1982 through September 30, 1983; and

WHEREAS, the Commission reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable un-er the provisions of the current Performance Funding System regulations, and that all proposed rental charges and expenditures will be consistent with provisions of law and Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207(a), Part II, of the Annual Contributions Contract, and the rents have been or will be adjusted accordance with the HUD approved rent schedule;

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975 in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1982 will not be less than that amount equal to one-fifth (1/5) of the sum of the "Family Income" as defined in 24CFR860.403 (f), of all such families, as such families, as amended and in compliance with HUD Interim Rul H-83-38.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the budget marked "Exhibit A" attached hereto is hereby approved for submission to HUD Area Office.

Attachment:

APPROVED AS TO FORM:

_____
CONNIE M. PERRY, Legal Counsel

DATED_____

(b) RESOLUTION NO. 2488

RESOLUTION APPROVING MISCELLANEOUS FUND OPERATING BUDGET FOR THE PERIOD OF OCTOBER 1, 1982 TO SEPTEMBER 30, 1983 AND AN INCREASE IN COMMISSIONER MEETING FEES
* *

WHEREAS, The Housing Authority of the City and County of San Francisco has a non federally funded Miscellaneous Fund; and

WHEREAS, The Board of Commissioners of the Housing Authority of the City and County of San Francisco adopted Resolution No. 2370, dated March 12, 1981, establishing policies for the use of the Housing Authority Miscellaneous Fund; and,

WHEREAS, The Housing Authority's Miscellaneous Fund is regulated by the California Health and Safety Code; and

WHEREAS, The payment of Commissioner Meeting Fees are established under the provision Section 34274, as amended, of the California Health and Safety Code

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. That the budget marked "Exhibit A" attached hereto is hereby approved.

2. The Commissioner Meeting Fee be increased to $50.00 per meeting, payment of same is for the two (2) regularly scheduled monthly meetings.

3. The Executive Director is authorized to approve expenditures of the Miscellaneous Fund.

RESOLUTION NO. 2489

RESOLUTION TO ESTABLISH A POLICY FOR THE USE OF FUNDS EARNED FROM ADMINISTERING SECTION 8 PROJECTS FINANCED WITH 11-B TAX EXEMPT OBLIGATIONS

* * * * * ** *

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco has adopted resolutions approving the Authority's administering Housing Assistance Payments Contracts for Section 8 Projects financed with 11-B tax exempt obligations; and

WHEREAS, the Housing Authority of the City and County of San Francisco earns an Administrative Fee based on 3% of the Fair Market Rent for a two (2) bedroom unit for performing this financial service; and

WHEREAS, HUD considers these funds as being non-federal funds.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. That as these fees are earned, they be invested in a prudent manner;

2. That all expenses incurred by administering these contracts be deducted from the fees earned on these contract;

3. That annually, all investment income earned from the Administrative Fees received are deposited into the Housing Authority's Miscellaneous Fund;

4. That annually, at the discretion of the Commission, the Administrative Fee earned will be transferred into the Miscellaneous Fund for the funding of Tenant and/or Authority special projects; and/or be transferred to the Low Rent Housing Program to be incorporated into the annual operating budget;

5. That the expenditures from these funds be in accordance with the guidelines set forth in Resolution No. 2370 adopted on March 12, 1981.

6. This Resolution is effective immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED _____

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

(1) That as these fees are earned, they be invested in a prudent manner;

(2) That all expenses incurred by administering these contracts be deducted from the fees earned on these contracts;

(3) That annually, all investment income earned from the Administrative Fees received are deposited into the Housing Authority's Miscellaneous Fund;

(4) That annually, at the discretion of the Commission, the Administrative Fee earned will be transferred into the Miscellaneous Fund for the funding of Tenant and/or Authority special projects; and/or be transferred to the Low Rent Housing Program to be incorporated into that annual operating budget;

(5) This Resolution is effective immediately.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY, Legal Counsel

DATED_____

Commissioner Westbrook moved to approve Resolution Nos. 2487, 2488, 2489 and Vice-President Brooks seconded the motion. Resolution Nos. 2487, 2488, and 2489 were UNANIMOUSLY APPROVED.

(d) RESOLUTION NO. 2490

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE VARIOUS AGREEMENTS WITH UNIONS THAT REPRESENT EMPLOYEES OF THE SAN FRANCISCO HOUSING AUTHORITY

* *

WHEREAS, this Authority and Executive Director, Carl L. Williams have authorized Milton R. Reiterman, Chief Negotiator, Labor Relations, to enter into meeting and conferring sessions under Government Code 3500 with craft unions representing employees at the Authority; and

WHEREAS, the Authority in the interest of strengthening and improving the meeting and conferring process with each of the negotiators for the union; and

WHEREAS, these agreements will provide a basis for action for improving both the work life of our employees and services to our residents;

NOW, THEREFORE BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Commission approve the contracts with the unions listed below:

*Bay Counties District Council of Carpenters	Local #22 Local #483 Local #2164
*Carpet, Linoleum and Soft Tile Workers	Local #1235
***Glaziers, Metal and Glass Workers Union	Local #718
*International Brotherhood of Electrical Workers	Local #6
*International Brotherhood of Painters and Allied Trades	Local #4

**Laborers' International Union of North Ameriva Local #261

2. The Executive Director is hereby authorized to execute these agreements through the Chief Negotiator.

*Ratified by union membership
**Wage package ratified and content signed by G. Evankovich, October 5, 1982.
***Tentative agreement by Business Agent; ratification vote to be taken Tuesday, October 12, 1982.

APPROVED AS TO FORM:

_____
CONNIE M. PERRY, Legal Counsel

DATED_____

Mr. Williams reminded the Commission that the Authority has been involved with negotiations with the craft unions representing employees of the San Francisco Housing Authority and Mr. Reiterman has been conducting those negotiations. The Authority has concluded agreements with all of the unions that are affected by this process with the exception of one, which is Local #38, Plumbers Union. In correspondence to the Commission the major items have provided. Mr. Williams introduced Mr. Reiterman to brief the Commission on the negotiations.

Mr. Reiterman expressed appreciation to the Executive Director and the Commission regarding the non-interference with the collective bargaining process.

Mr. Reiterman stated he will keep Mr. Williams informed regarding the negotiations with the Plumbers Union.

Commissioner Westbrook moved to approve Resolution No. 2490 and Vice-President Brooks seconded the motion. Resolution No. 2490 was UNANIMOUSLY APPROVED.

At this time President Cook commended Mr. Dick Koeritz, Director of Finance, Mr. Williams, and staff for an excellent job on the budget.

(e) PRESENTATION OF THE AUGUST 1, 1982 HUD INTERIM RULE WHICH CHANGES THE INCOME PERCENTAGE FORMULA FOR DETERMINING THE GROSS RENT PAYABLE BY THE FAMILIES UNDER THE PUBLIC HOUSING PROGRAM.

Mr. Williams apprised the Commission that the Department of Housing and Urban Development indicated that there will be an increase in rents charged to conventional public housing residents. Mr. Williams stated that it is appropriate that the Commission receive a briefing by Mr. Dennis Guest, Director of Housing Management, because these rent increases will be implemented beginning November 1st of this year.

Mr. Dennis Guest explained that in August of this year communication was received by the Department of Housing and Urban Development of the change of regulations in the rental structure. The Commission was provided a memorandum regarding these changes including the percentage factors that would be used in computing rent.

Discussions and conversations ensued by the Commission and staff regarding the increase of rents by HUD regulations.

Mr. Larkin Ray, Ray Construction Company, addressed the Commission regarding vents being provided over the Housing Authority's stoves.

President Cook requested Mr. Ray to provide the Commission with scientific facts as well as communication from the Department of Public Works regarding the health problems he alleges.

Mr. Albert Otis, Otis Painting Company, addressed the Commission and provided the Commission with a letter addressing his concerns regarding the matter of minority sub-contractors. The matter was referred to Mr. Nate Mason, Affirmative Action Officer.

Ms. Frankie Gates, Sunnydale, addressed the Commission regarding her daughters plumbing problem at 1936 Sunnydale Avenue. Ms. Gates was referred to Mr. Dennis Guest and Mr. Al Stagnaro.

12. ADJOURNMENT:

There being no further business to discuss the meeting was adjourned at 11:30 a.m.

PRESIDENT

CARL L. WILLIAMS
Secretary/Executive Director

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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10/28/82

OCTOBER 22, 1982

P U B L I C N O T I C E

THE REGULARLY SCHEDULED MEETING OF THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD AT 10 A.M., THURSDAY, OCTOBER 28, 1982 AT ST. ANTHONY'S PARISH HALL ON SHOTWELL STREET (BETWEEN PRECITA AND ARMY STREETS), SAN FRANCISCO, CALIFORNIA

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY WILL BE HELD ON THURSDAY, OCTOBER 28, 1982 AT 10 A.M., ST ANTHONY'S PARISH HALL ON SHOTWELL STREET (BETWEEN PRECITA AND ARMY STREETS), SAN FRANCISCO, CALIFORNIA.

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * *

1. ROLL CALL:

Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Authorizing Award of Contract for the Remodeling and Conversion of 198 Dwelling Units in the Rosa Parks Senior Apartments (Yerba Buena Plaza Annex) Cal. 1-18(5)

(b) Resolution - Authorizing Travel to Boston, Massachusetts, November 19-23, 1982 to attend the 35th Annual Scientific Conference of the Gerontological Society of America.

(c) Resolution - Authorizing Travel to Los Angeles, California on November 4-5, 1982 to Attend the National Leased Housing Seminar Concerning the Section 8 Program.

(d) Resolution - Resolution Changing Time of Regular Meeting of Commissioners from 10:00 A.M. to 9:30 A.M., Each Second and Fourth Thursday of the Month.

Carl L. Williams
Secretary/Executive Director

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10/28/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
October 28, 1982

St. Anthony's Parish Hall (Bernal Dwellin
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the St. Anthony's Parish Hall (Bernal Dwellings) at Precita & Shotwell Streets, San Francisco, California, on Thursday, October 28, 1982 at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:00 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel, arrived at 11:05 a.m.

2. VISITORS:

Christine Neal, PHTA
Sadie Gray, Sunnydale
Donna Anderson, Bernal Dwellings
Cleola Richardson, Westside Courts
Loliola Richardson, Westside Courts
Mary Lou Watts, Bernal Dwellings
Carol Walker, Bernal Dwellings
Lillian Robinson, Bernal Dwellings
Juanita Collins, Bernal Dwellings
Mrs. Barnell, Bernal Dwellings
La Wanna Potts, PHTIA
Rosalind Bolds
Joyce Eglip, Bernal Dwellings
Patsy Taylor, Bernal Dwellings
Brenda Alexander, Bernal Dwellings
Clarence Hankins, Bernal Dwellings
Sarah Kindle, Bernal Dwellings

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3. APPROVAL OF AGENDA:

It was moved by Commissioner San Jule and seconded by Vice-President Brooks to accept the Agenda of October 28, 1982. The Agenda of October 28, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Fussell moved to approve the minutes of the regular meeting of October 14, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of October 14, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

The Executive Director reported on one (1) item of communication.

The Authority is in receipt of a letter from the Senior Citizens City-Wide Council recommending that monies that have been made available for tenant programs through PHTA be provided to the Seniors City-Wide Council on a prorata share basis, based on the number of senior citizens units. The computation would be approximately $5,000. Staff is in the process of preparing a response to this recommendation. The position of the Authority has always been that PHTA is suppose to represent both seniors and non-seniors and there is no special set aside of funds for the senior groups. Mr. Williams will be providing the Commission with a copy of that request as well as staff's response.

6. REPORT OF SECRETARY:

Secretary, Carl L. Williams, reported on the following matter:

The Authority has received approval from the Area Office of the Department of Housing and Urban Development (HUD) for the Authority's next round of Comprehensive Improvement Assistant Program (CIAP) funding which includes the funds for the development of Rosa Parks Senior Apartments as well as the Residents Assistants Program, and a number of other items. This approval was received last week and this letter will be forwarded to the Commission. Monies will also be provided for the improvements of Plaza East and West and the total allocation was for 9.6 million dollars.

Staff is currently in the process of completing the paper work to be forwarded to HUD so those funds can be forwarded to the Authority.

7. COMMITTEE REPORT:

NONE

8. REPORT OF COUNSEL:

NONE

9. TENANT REPRESENTATIVE REPORT:

Ms. La Wanna Potts reported on the garbage bin situation at Westside Courts and various project sites.

Mr. Williams commented on the meeting held at Westside Courts which an Authority's staff person was in attendance.

10. UNFINISHED BUSINESS:

President Cook announced that for the second year in a row the Housing Authority has been a recipient of the Mayor's Fiscal Advisory Committee's Award for Management (SPUR). Last year the Executive Director, Carl L. Williams received the award and this year the Authority's Director of Finance, Dick Koeritz won the award. The Housing Authority is the only City agency that has received the award for two (2) consecutive years in a row. He expressed his assurances that the Authority will be contending for the award next year as well. He commended the staff for the recognition that has been given to the Authority by the City, Mayor's Office, and by the Fiscal Advisory Committee for a tremendous amount of progress that has been made in management and maintenance in public housing.

11. NEW BUSINESS:

(a) RESOLUTION NO. 2491
****

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE REMODELING AND CONVERSION OF 198 DWELLING UNITS IN ROSA PARKS SENIOR APARTMENTS (YERBA BUENA PLAZA ANNEX) PROJECT CAL 1-18(5)

WHEREAS, on September 7 and 13, 1982, this Authority advertised for bids for the remodeling and conversion of the dwelling units in Rosa Parks Senior Apartments (formerly Yerba Buena Plaza Annex) Public Housing Project, CAL 1-18(5), and

WHEREAS, on October 19, 1982, the following bids were received for the rehabilitation work, publicly opened and read aloud:

	Bid Amount
1. S.J. Amoroso/Verrett Construction Co., a Joint Venture	$6,872,825.00
2. W.A. Thomas Co.	$6,946,000.00
3. Paxton Construction Co.	$7,080,000.00
4. Williams and Burrows	$7,633,000.00
5. Neilsen, Vasko & Earl	$7,634,000.00

WHEREAS, the Authority has evaluated the bids, and conferred with HUD regarding them, and has determined that funds will be available to award contract upon receipt and approval from HUD of the revised Annual Contributions Contract Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That upon receipt of said approval from HUD, a contract for the work be awarded to S.J. Amoroso Construction Co., a joint venture, in the amount of $6,872,825.00.

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon receipt and approval of the contractor's Affirmative Action Program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and is directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

Connie M. Perry
Counsel

Oct. 21, 1982
Date

Mr. Williams explained this resolution authorizes the Authority to proceed with the award of the contract with the firms of S.J. Amoroso Construction Co. and Verrett Construction Co. who have been certified by the Authority's staff as the low bidder and qualified to carry out this work. Mr. Williams also mentioned several contracts that the Authority has had with these firms.

Commissioner Westbrook moved to approve Resolution No. 2491 and Commissioner Fussell seconded the motion. Resolution 2491 was UNANIMOUSLY APPROVED.

Discussions, questions and answers were conducted between Mr. Deasy, Mr. Williams, and Commissioner Fussell regarding the matter of the work at "Rosa Parks Senior Apartments".

(b) RESOLUTION NO. 2492

RESOLUTION AUTHORIZING TRAVEL OF SAN FRANCISCO HOUSING AUTHORITY DIRECTOR OF SPECIAL PROGRAMS TO THE SCIENTIFIC MEETING OF THE GERONTOLOGICAL SOCIETY OF AMERICA, BOSTON MASS.
* *

WHEREAS, the Director of Special Programs has directed responsibility for the operations of the Senior Programs Department which provides services to the senior residents of public housing; and

WHEREAS, this conference will provide current information and education in the field of Aging which will enhance her knowldege in carrying out this assignment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. San Francisco Housing Authority's Director of Special Programs is authorized to attend the Scientific Meeting of the Gerontological Society of America being held November 19th through November 23rd, 1982.

2. The Executive Director is authorized to execute whatever documents are needed in connection with said travel; and

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams stated that the Director of Special Programs, Ms. Effie Robinson has requested permission to attend the Scientific Meeting of the Gerontological Society of America being held on November 19th through November 23, 1982.

Commissioner Westbrook moved to approve Resolution No. 2492 and Commissioner San Jule seconded the motion. Resolution No. 2492 was UNANIMOUSLY APPROVED.

(c)

RESOLUTION NO. 2493

RESOLUTION AUTHORIZING TRAVEL TO
LOS ANGELES, CALIFORNIA TO ATTEND
NATIONAL LEASED HOUSING ASSOCIATION
SEMINAR
****

WHEREAS, The Leased Housing Department of the San Francisco Housing Authority is charged with the responsibility of administering the Section 8 Existing Housing Program; and

WHEREAS, the efficient administration of the program requires staff to have current information and education to provide the maximum service to the low-income residents they serve, and;

WHEREAS, the National Leased Housing Association and Nan McKay & Associates will be offering training and information on the recent legislative changes in the Section 8 Program, at a training seminar in Los Angeles, California on November 4th and 5th.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Director of Leased Housing and two (2) staffpersons are authorized to attend the National Leased Housing Seminar in Los Angeles, California on November 4th & 5th.

2. The Executive Director is authorized to execute whatever documents are needed in connection with said travel; and

3. This resolution shall take effect immediately

APPROVED AS TO FORM:

Connie M. Perry

Connie M. Perry, Counsel

DATE: Oct 26, 1982

Mr. Williams stated that Mr. Tom Gholson, Director of Leased Housing has requested the Commission's authorization for 3 staff person's from the Leased Housing Department to attend a seminar and training session in Los Angeles, California to obtain the latest information and changes taking place with respect to the Section 8 program.

This seminar will be conducted by the National Leased Housing Association and Nan McKay & Associates , both of whom are well known for their informative seminars and knowledge on HUD's Section 8 program.

Commissioner San Jule moved to approve Resolution No. 2493 and Vice-President Brooks seconded the motion. Resolution No. 2493 was UNANIMOUSLY APPROVED.

(d) RESOLUTION NO. 2494

RESOLUTION CHANGING THE TIME OF REGULAR MEETING OF COMMISSIONERS FROM 10:00 to 9:30 a.m.
* *

WHEREAS, Atticle III Section II of the San Francisco Housing Authority Commission Bylaws provide that the commission meetings shall be held every second and fourth Thursday at 10:00 a.m.

WHEREAS, the San Francisco Housing Authority Commission wishes to change the meeting time from 10:00 a.m. to 9:30 a.m.

WHEREAS, Article IV Section I provides for the amendments to the Bylaws by a vote of a t least four (4) commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISOO:

I. The time for regular commission meeting is changed to 9:30 a.m.

II. The San Francisco Housing Authority Bylaws shall be amended to reflect said change.

III. This resolution will take effect immediately.

APPROVED AS TO FORM:

_____
Connie M. Perry, Legal Counsel

DATED_____

Mr. Williams explained there has been a request that an amendment be executed to the Authority's By-Laws regarding the change in the time of the regular meeting. In response to that request staff has prepared this particular resolution which will amend the By-Laws as well as change the time of the regular meetings.

The approval of this resolution will begin the regular Commission Meetings at 9:30 a.m.

Vice-President Brooks moved to approve Resolution No. 2494 and Commissioner San Jule seconded the motion. Resolution No. 2494 was UNANIMOUSLY APPROVED.

(e) RESOLUTION NO. 2495
* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO DANVILLE, CALIFORNIA FOR THE PURPOSE OF CONDUCTING AND PARTICIPATING IN A MANAGEMENT TRAINING SEMINAR
* *

WHEREAS, the Authority desires to increase the management skills and productivity of its management personnel; and

WHEREAS, the staff of the Authority has prepared a training program agenda for its management personnel,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The Executive Director is authorized to select staff for attendance at said seminar for Authority personnel.

2. The Executive Director is authorized to execute whatever documents are needed in connection with said seminar.

3. This resolution shall take effect immediately.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

President Cook explained that this resolution is not on the Agenda because of a scheduling problem. This resolution will authorize staff to attend a management seminar and the Commissioners have recieved an agenda of the seminar.

Vice-President Brooks moved to approve Resolution No. 2495 and Commissioner San Jule seconded the motion. Resolution No. 2495 was UNANIMOUSLY APPROVED.

President Cook called upon the following visitors requesting to address their concerns before the Commission.

Brenda Alexander addressed the Commission and asked if Bernal Dwellings is in the process of being sold. President Cook stated that there is no truth to the rumor of Bernal Dwelling being sold and he also stated that it is not the intent of this Commission to sell any public housing units.

Rosalind Bolds, addressed the Commission seeking housing, she has been on the waiting list since 1981 and she has a sickly infant and where she is currently renting she has to share the bathroom with 8 other people.

Mrs. Barnell, Bernal Dwellings for 20 years, stating that her unit is in need of painting and her tile in her kitchen is torn. She complained about the danger caused to tenants because of vacant units and no lighting. She also complained about dogs in Bernal. She additionally stated that garbage is being put in the hallways instead of in the garbage chutes. She stressed that tenants should be fined by the Housing Authority if they are going to use Authority property to place their garbage in appropriate places.

Patsy Taylor, Bernal Dwellings, stated the fire escapes are not excessible exits. She also commented on a recent fire in Bernal where the tenant could not get out the fire escape. She complained about the rain coming in on the lower floors and she requested that this problem be taken care of before the rainy season this year.

Clarence Hankins, Bernal Dwellings, inquired into the Housing Authority selling Bernal Dwellings. President Cook reiterated his statement that this Authority has no intention of selling any public housing property. Mr. Haggins asked that the Authority do something about all the vacancies in Bernal.

La Wanna Potts, Potrero Terrace, addressed the Commission regarding the lighting in Potrero Terrace, stressed the danger of not having appropriate lighting in the evening hours.

Carol Walker - Bernal Dwelling, stated her ceiling leaks and she lives on the second floor, the lights blink off and on all night long. She complained about the garbage and the urine that is continually in front of her door. She was also shocked from a light in her closet from the leaking ceiling.

Mary Watts - Bernal Dwelling, rain comes through her kitchen window she has requested numerous times that this problem be repaired.

Sarah Kindle, Bernal Dwellings, inquired as to the Redevelopment Agency coming in and renovating Bernal Dewellings.

Sadie Gray, Sunnydale addressed the situation of the garbage bins and she provided pictures of the over crowded garbage bins in Sunnydale.

Frankie Gate, stated that the lights in Sunnydale are still not working.

Mr. Williams recognized Ms. Lillian Robinson, President of the Bernal Dwellings Tenants Organization. Ms. Robinson thanked the Commission for the full attention to the complaints of the residents of Bernal.

12. ADJOURNMENT:

There being no further business to discuss the Commission Meeting of October 28, 1982 was adjourned at 11:30 for several Commissioners to tour the various units in Bernal.

_____
PRESIDENT

_____
Carl L. Williams
Secretary/Executive Director

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1/10/82

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

NOVEMBER 5, 1982

P U B L I C N O T I C E

DUE TO THE VETERAN'S DAY HOLIDAY THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION WILL NOT BE HELD ON NOVEMBER 11, 1982.

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON NOVEMBER 10, 1982 AT 9:30 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

Carl L. Williams

CARL L. WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION WILL BE HELD ON Wednesday, November 10, 1982 9:30 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James G. Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

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9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

   (a) Resolution - Resolution Selecting the Engineering Firm of Marion, Cerbatos and Tomasi as Consultants to Assist in the Conversion of Authority Owned Master Metered Utility Systems to Utility Company Owned Retail Utility Services.

   (b) Resolution - Resolution Awarding a Contract to Geo/Resource Consultants to perform sub-surface Soils Investigations at 440 Turk Street, in the City and County of San Francisco.

   (c) Discussion and Consideration of Tenant Complaint Form.

Carl L. Williams

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11/10/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
November 10, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Wednesday, November 10, 1982 at 9:30 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 9:35 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice-President
Joan M. San Jule, Commissioner
Beatrice Patterson, Commissioner (arrived 9:55)
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner

ABSENT: Reverend Harry Chuck

A quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director

2. VISITORS:

Jewell Green, Hunters View
Sandra Glaspie
Frankie M. Gates, Sunnydale
Rosalind Bolds
Eva Mae Williams, Plaza West
Patricia Accool, Potrero Hill
Rick Hansen, P.H.T.A.
Maybelline Hubbard, Potrero Hill
Mrs. Thomas, P.H.T.A.
Christine Neal, P.H.T.A.
Melvina Powell, Westside Courts
Mary Swanson, Westside Courts
Bertha Henlsey, Potrero Hill
Louise Hall, Alice Griffith

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3. APPROVAL OF AGENDA:

It was moved by Commissioner Westbrook and seconded by Vice-President Brooks to accept the Agenda of November 10, 1982. The Agenda of November 10, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the regular meeting of October 28, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of October 28, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

The Executive Director, Carl L. Williams, reported on the following:

(a) The Authority has received a letter from Eva Mae Williams of Plaza West Tenants Association stating that she joins with the other tenant organizations and is withdrawing from PHTA. This now brings to seven or eight individual tenant organizations who have communicated their desire to withdraw from PHTA. Mr. Williams stated that there are other factors regarding PHTA which will be reported under Report of Secretary.

6. REPORT OF SECRETARY:

Secretary Carl L. Williams reported on the following matters:

(a) Revisions to the Personnel Manual have been forwarded to the Personnel Committee of the Commission. The Manual has also been forwarded to Local 400 for review. After meeting and conferring with Local 400, the matter will be brought before the Personnel Committee. After the Personnel Committee has reviewed it, it will be brought before the full Commission in order that the Commission adopt the new Personnel Manual. If there are any Commissioners not on the Personnel Committee who desire a Manual, one will be made available. Commissioner Westbrook requested that she receive a copy.

(b) We have been informed by the Mayor's office that the supplemental appropriation for the City to pay for the Housing Authority Police Department has been forwarded to the Board of Supervisors' Finance Committee. It is scheduled to be heard by the Finance Committee next Wednesday. The Mayor's office has concluded the preparation of a draft contract. They have met with Local 400 regarding the contract. Most of the major items have been resolved. We will be bringing the matter to the Commission very soon because the Commission will have to authorize going into a contract with the Police Department. Staff has reviewed the contract, and we do not see any major problems.

(c) Before we can execute a contract with PHTA an audit must be conducted. We have been in touch with PHTA concerning this audit. A letter will be going out reminding PHTA of our concerns. The person retained by PHTA has not been able to complete the audit, and they cannot locate this person at the present time.

HUD requested that some alterations be made in reference to the grievance procedure. We have had one meeting with PHTA over this matter but have had no further meetings. Until these matters are resolved we cannot execute a contract. A letter will be going out stating that we will not provide PHTA with any more money until the contract has been consummated.

7. COMMITTEE REPORTS:

None

8. REPORT OF LEGAL COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

Mr. Rick Hansen, Vice President of the Public Housing Tenants Association addressed the Commission regarding the following matters:

Clarified what funds PHTA have received this quarter. Only checks being issued this month are for mandatory salaries.

PHTA is very anxious to have the audit completed but after numerous attempts is still unsuccessful in contacting the person who was to do the audit. President Cook stated that if this matter is not resolved--if the books are not in by December 1, 1982, there will be no funds for PHTA in December.

The laundry machine problem at Westside Courts as previously reported at the last Commission meeting has not been resolved.

There is a lighting problem at Potrero Terrace.

PHTA has just successfully completed a surplus food distribution program and hopesto continue it as an ongoing project. PHTA is requesting a letter of support from the Commission to establish a city-wide distribution system, with PHTA as a member organization. Commissioner Westbrook expressed her support of such a network. The Executive Director was instructed to write a letter of support to the appropriate parties.

A discussion followed regarding the withdrawals of the various tenant organizations. PHTA needs to take an active role in bridge mending. President Cook requested that at the next meeting PHTA leadership come back and inform the Commission what PHTA is doing to resolve this problem.

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) RESOLUTION NO. 2495
* * * * * * * * * * *

RESOLUTION SELECTING THE ENGINEERING FIRM OF MARION, CERBATOS AND TOMASI AS CONSULTANTS TO ASSIST IN THE CONVERSION OF AUTHORITY OWNED MASTER METERED UTILITY SYSTEMS TO UTILITY COMPANY OWNED RETAIL UTILITY SERVICES
* *

WHEREAS, this Commission of the Housing Authority of the City and County of San Francisco on September 25, 1975 passed Resolution No. 2001 establishing a policy to provide utility services to the tenants in the most economical manner feasible including but not limited to the potential change over to retail service, and

WHEREAS, this Authority has received Special Purpose Modernization funding to convert the master metered, Authority owned gas and electrical distribution systems of several projects to Pacific Gas and Electric Company owned systems with the direct retail billing of each resident, and

WHEREAS, a consulting engineer is required to assist the Authority in the negotiations with the Pacific Gas and Electric Company and in the design of the physical modification necessary to execute such a conversion, and

WHEREAS, the engineering firm of MARION, CERBATOS AND TOMASI has successfully completed similar work for the Authority in the conversion of the utilities in the Authority's comprehensively remodeled Hunters Point apartments, and

WHEREAS, the firm of MARION, CERBATOS AND TOMASI has proposed to provide the required engineering assistance to the Authority for these additional conversions for a fee that will not exceed $6,600.00,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the firm of MARION, CERBATOS AND TOMASI be retained by the Authority to provide engineering consulting services required to assist the Authority in the conversion of master metered utility systems to individually metered and utility company owned systems.

2. That the Executive Director is hereby authorized to execute a contract with the firm of MARION, CERBATOS AND TOMASI for these services.

APPROVED AS TO FORM:

_____
Legal Counsel

_____
Date

Commissioner Fussell moved to adopt Resolution No. 2495 and Commissioner San Jule seconded the motion. Resolution No. 2495 was UNANIMOUSLY APPROVED.

(b) RESOLUTION NO. 2496
* * * * * * * * * *

RESOLUTION AWARDING A CONTRACT TO GEO/RESOURCE CONSULTANTS TO PERFORM SUB-SURFACE SOILS INVESTIGATIONS AT 440 TURK STREET, IN THE CITY AND COUNTY OF SAN FRANCISCO
* *

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco adopted Resolution No. 2436 at its regular meeting of January 14, 1982; and

WHEREAS, said Resolution selected and approved a site in the City and County of San Francisco for the purpose of constructing Housing Authority administrative offices in combination with housing units for senior citizens and authorized the Executive Director to submit an application to the Department of Housing and Urban Development for the aforementioned; and

WHEREAS, this Authority has received tentative approval from the HUD Area Office to pursue the aforementioned proposed development under the Turnkey method; and

WHEREAS, this process requires, among other things, the preparation of a sub-surface soils investigation of the site; and

WHEREAS, staff has received a proposal to obtain the required information from a minority owned and operated professional firm; and

WHEREAS, the fees charged for their services are well within the fee structure normally charged for the required work;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the firm Geo/Resource Consultants be awarded the contract to perform the sub-surface soils investigation on the 440 Turk Street property in the amount not to exceed $7,500.

II. That the Executive Director is hereby authorized to execute the contract with the referenced firm.

APPROVED AS TO FORM:

_____
General Counsel

_____
Date

Commissioner Westbrook moved to adopt Resolution No. 2496 and Commissioner San Jule seconded the motion. Resolution No. 2496 was UNANIMOUSLY APPROVED.

(c) At the last Commission meeting, staff was requested to draft a Tenant Complaint Form (see Appendix A) which will be available at Commission meetings. This form will serve as a means whereby tenants may address the Commission in writing regarding their problems. It will be a way to track and record complaints brought before the Commission. Rick Hansen of PHTA requested that PHTA receive a supply of these forms.

Vice President Brooks moved to adopt the Tenant Complaint Form and Commissioner Westbrook seconded the motion. The Tenant Complaint Form was UNANIMOUSLY APPROVED.

(d) VISITORS:

Visitors addressed the Commission regarding the following concerns:

Need for emergency housing;
Maintenance problems such as leaking windows, sewage stoppage, no heat and no exterior lighting;
Problems of getting service from the Maintenance Department;
Inquiry into the resident assistant positions and painters aide positions;
Complaint of discourteous behavior on the part of some staff people.

12. ADJOURNMENT:

There being no further business to discuss, the meeting of November 10, 1982 was adjourned at 11:30 a.m.

_____
PRESIDENT

_____
Carl L. Williams
Secretary/Executive Director

SAN FRANCISCO
HOUSING AUTHORITY
440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE 415/673-8800

DATE: _____

TO: SAN FRANCISCO HOUSING AUTHORITY COMMISSIONERS

_____ NAME

_____ STREET ADDRESS

_____ APARTMENT NUMBER

_____ PHONE NUMBER

BRIEFLY DESCRIBE YOUR CONCERNS:

_____

_____

_____

_____

_____

_____

_____

APPROXIMATELY WHEN DID YOU FIRST MAKE YOUR CONCERNS KNOWN TO THE SAN FRANCISCO HOUSING AUTHORITY?

_____ (DATE)

TO WHOM DID YOU MAKE YOUR CONCERNS KNOWN?

_____

_____

_____

_____

SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

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11/24/82

NOVEMBER 19, 1982

PUBLIC NOTICE

DUE TO THE THANKSGIVING DAY HOLIDAY, THE NEXT REGULARLY SCHEDULED MEETING OF THE COMMISSION WILL NOT BE HELD ON THURSDAY, NOVEMBER 25, 1982.

THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON WEDNESDAY, NOVEMBER 24, 1982 AT 9:30 A.M., AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA.

CARL WILLIAMS
SECRETARY/EXECUTIVE DIRECTOR

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, November 23, 1982
9:30 A.M., 440 Turk Street, San Francisco, Calif.

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Report on the Leasing of Vacant Units.

Carl L. Williams
Secretary/Executive Director

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11/24/82

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
November 24, 1982

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Wednesday, November 24, 1982 at 9:30 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 9:40 a.m.

Roll Call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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ABSENT: Elouise Westbrook, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Frankie M. Gates, Sunnydale
John Phillips, Pacific Consulting Group
Cleola Richardson, Westside Courts
Christine Neal, PHTA
Melvina Powell, Westside Courts
Gladys Mae Shafford, Westside Courts
Ora Williams, Plaza West
Eva Mae Williams, Plaza West

3. APPROVAL OF AGENDA:

It was moved by Commissioner San Jule and seconded by Vice President Brooks to accept the Agenda of November 24, 1982. The Agenda of November 24, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of the regular meeting of November 10, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of November 10, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary Carl L. Williams reported on the following matters:

(a) Monday, November 22, the Board of Supervisors approved the Mayor's supplemental appropriation to fund the Housing Authority police. What now remains is the consummation of the contract between the Authority and the Police Department. There is one possible problem in the language of the contract regarding the matter of attrition that hopefully will be resolved by the next Commission meeting. The Authority will continue to carry the police on the Housing Authority budget through the month of December. After that, they will be the fiscal responsibility of the City.

(b) Yesterday, the Board of Supervisors Finance Committee and the Planning, Housing and Development Committee met to deal with the Community Development Block Grant Program. The Housing Authority came out very well and will be receiving approximately 1.2 million dollars. This recommendation is expected to go to the full Board this coming Monday, November 29.

(c) In addition, the Board of Supervisors Planning, Housing and Development Committee held a hearing regarding the problems of the homeless. Some 350 persons were in attendance at the meeting. The problem seems to be quite serious and growing. A Committee will be set up consisting of various city agencies of which the Housing Authority would be one to meet and come up with recommendations as to how the problem can be approached and what solutions the committee is willing to recommend to the city.

7. COMMITTEE REPORTS:

None

8. REPORT OF COUNSEL:

None

9. TENANT REPRESENTATIVE REPORT:

Paulette Faison, President of the Public Housing Tenants Association, gave a brief update regarding the food distribution program. PHTA would like to have a variety of foods to distribute other than cheese. Ms. Faison also requested of Commissioner Patterson more information regarding their seeking bus service to 1880 Pine Street so that PHTA could support them in their efforts.

10. UNFINISHED BUSINESS:

(a) PHTA Books - President Cook wanted to know if PHTA had turned over their books. Mr. Williams stated that they would be meeting with PHTA's accountants and advisors at 3:00 this afternoon.

(b) Data Processing Department - President Cook requested that an extensive report on the status of data processing be presented at the next Commission meeting.

(c) December Commission Meetings - There will be only one regularly held Commission meeting in December which will be on December 9.

11. NEW BUSINESS:

(a) Report on the Leasing of Vacant Units - As requested at the last meeting, a report was compiled and mailed to the Commission regarding the status of leasing vacant units and the status of the rentals program. Mr. Williams introduced Mr. Dennis Guest, Director of Housing Management, who, in addition to the written report, provided an oral presentation regarding this matter.

Mr. Guest reviewed in detail how the rentals section works, how people actually get leased units and what is the tie-in with the Maintenance Department. A lengthy discussion and question and answer period followed.

As a follow up to this report staff was requested to look into several matters such as: the feasibility of having individual waiting lists for each project area; having a separate waiting list for those willing to take units "as is"; having an open house to show vacant units; bringing in 5 to 10 people to look at a vacant unit; making recommendation to the Commission for action that potential tenants have only one choice, if they do not take the unit, they are taken off the waiting list; having special mailings for the units at Potrero, Sunnydale and Alice Griffith; looking into the problem of vandalism; investigating the reasons why people are moving out of public housing; setting up procedures to take care of emergency housing requests.

(b) Visitors - Two visitors addressed the Commission regarding their concerns.

12. ADJOURNMENT:

There being no further business to discuss, the meeting of November 24, 1982 was adjourned at 11:35 a.m.

_____
President

Carl L. Williams
Secretary/Executive Director

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SAN FRANCISCO HOUSING AUTHORITY

440 TURK STREET • SAN FRANCISCO, CALIFORNIA 94102 • TELEPHONE (415) 673-5800

December 6, 1982

Dianne Feinstein, *Mayor*
Preston Cook, *President*
Betty Brooks, *Vice President*
Joan Byrnes San Jule
Beatrice Patterson
Elouise Westbrook
James Fussell, Jr.
Reverend Harry Chuck

Carl L. Williams, *Executive Director/Secretary*

PUBLIC NOTICE

The regularly scheduled meeting of the Commission of the Housing Authority of the City and County of San Francisco will be held at 9:30 a.m., Thursday, December 9, 1982 at 440 Turk Street, San Francisco, California.

Carl L. Williams
Secretary/Executive Director

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2/9/82

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, DECEMBER 9, 1982
9:30 A.M., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

T E N T A T I V E A G E N D A

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner
Reverend Harry Chuck, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

11. NEW BUSINESS:

(a) Resolution - Granting a Use Permit to the Chinatown Alleyway Improvement Association for a Certain Piece of Property Owned by the Housing Authority of the City and County of San Francisco and Authorizing the Executive Director to Execute Such Use Permit

(b) Resolution - Amendment to Annual Contribution Contract Pertaining to Funding Under the Comprehensive Improvement Assistance Program

(c) Resolution - Authorizing San Francisco Housing Authority to Enter into a Contract with the City and County of San Francisco Police Department to Provide Funding and Supervision of San Francisco Housing Authority Police Department

(d) Discussion and Review of Leasing Procedures

Carl L. Williams
Secretary/Executive Director

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12/9/82

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
December 9, 1982

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 440 Turk Street, San Francisco, California on Thursday, December 9, 1982 at 9:30 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 9:35 a.m.

Roll call found the following members to be:

PRESENT: Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner

ABSENT: Reverend Harry Chuck, Commissioner

A quorum was present.

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director
Connie M. Perry, Legal Counsel

2. VISITORS:

Christine Neal, PHTA
Mrs. Powell, Westside Courts
Mrs. Richardson, Westside Courts
Josie Abrams, Local 400
Barton Wong, Chinatown Alleyway Improvement Association
Sandra Glaspie
George Lee, Ping Yuen
Jewell Green, Hunters View

3. APPROVAL OF AGENDA:

It was moved by Vice President Brooks and seconded by Commissioner San Jule to accept the Agenda of December 9, 1982. The Agenda of December 9, 1982 was UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Westbrook moved to approve the minutes of the regular meeting of November 24, 1982 and Vice-President Brooks seconded the motion. The minutes of the meeting of November 24, 1982 were UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary Carl L. Williams reported on the following matters:

(a) Last Friday, the Mayor called a press conference to announce the formation of a task force regarding the homeless situation in the city. I was appointed a member of that task force and will keep the Commission apprised of further developments.

(b) A report has been submitted to the Commission regarding the parking lot at Alice Griffith. The proceeds from the last game netted an income of $722.00 which, as per the Commission's previous authorization, has been divided equally between Alice Griffith Tenants Association and PHTA.

7. COMMITTEE REPORTS:

None

8. REPORT OF COUNSEL:

A copy of the legal action summary has been provided to the Commission. Counsel asked for clarification as to how many months to include in the report. President Cook stated that he would like to always have the last twelve months summarized.

9. TENANT REPRESENTATIVE REPORT:

None

10. UNFINISHED BUSINESS:

None

11. NEW BUSINESS:

(a) Resolution No. 2498

A RESOLUTION GRANTING A USE PERMIT TO THE CHINATOWN ALLEWAY IMPROVEMENT ASSOCIATION FOR A CERTAIN PIECE OF PROPERTY OWNED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SUCH USE PERMIT

* *

WHEREAS, the Chinese Neighborhood Improvement Resource Center administers the "Chinatown Alleyways Improvement Program," a program funded by the Mayors Office of Community Development, and

WHEREAS, the Commission of the San Francisco Housing Authority is desirous to help improve the environment in and around the San Francisco Housing Authority projects in general, and

WHEREAS, the San Francisco Housing Authority has received a request from the Chinese Neighborhood Improvement Resource Center to relinquish the use of approximately 1450 square feet of off-street parking at 895 Pacific Street, and

WHEREAS, this request was made as a part of the Chinatown Alleyways Improvement Program to allow subject space to be developed into an outdoor social/recreational facility, and

WHEREAS, such facility will be managed and maintained by the Chinatown Alleyways Improvement Association, a non-profit entity, and

WHEREAS, such social/recreational facility will benefit the Ping Yuen Project population;

NOW THEREFORE BE IT RESOLVED THAT THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO ACTS AS FOLLOWS:

1. Approves the Use Permit, allowing subject parcel to be developed into a social/recreational facility, benefitting the broader Chinatown population.

2. That such approval is conditioned as stipulated in the Use Permit dated December 9, 1982.

3. Authorizes the Executive Director to execute said Use Permit with the Chinatown Alleyways Improvement Association.

APPROVED AS TO FORM:

_____

Connie M. Perry, General Counsel

_____

Date

The Authority has been working with the Department of City Planning and the Mayor's Office of Community Development regarding a program of providing more open and usable space in the Chinatown community.

Mr. Williams introduced Mr. Barton Wong of the Chinatown Neighborhood Improvement Resource Center who spoke in behalf of the Chinatown Alleyways Improvement Association in support of this program. Mr. Wong urged adoption of the resolution except that items 8 and 9 of the Use Permit needed clarification.

The above resolution was amended to empower the Executive Director to negotiate and sign the contract. Commissioner Fussell moved to adopt the amendment to the resolution and Commissioner Westbrook seconded the motion. The amendment to the resolution was UNANIMOUSLY ACCEPTED.

Commissioner Fussell moved to accept Resolution No. 2498 as amended and Commissioner Westbrook seconded the motion. Resolution No. 2498 as amended was UNANIMOUSLY ACCEPTED.

(b) RESOLUTION NO. 2499

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 56 (MODERNIZATION) TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255 PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITORY AGREEMENT, AND THE ISSUANCE OF PROJECT NOTES AND PERMANENT NOTES.

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MODERNIZATION PROJECT NUMBER

CAL 1-909

FOR PROJECTS NOs. CAL 1-18(5) AND CAL 1-18(2)

WHEREAS, the HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO (herein called the "Local Authority") proposes (1) to enter into an amendment to the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide to the deposit of monies pursuant to a General Depository Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time now or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The amendment to the Annual Contributions Contract is hereby approved and accepted, and the President or Vice President is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, N.T. & S.A., and the Local Authority have previously entered into a General Depositary Agreement (HUD Form 5199A, dated May 29, 1969) which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The Local Authority hereby determines that, pursuant to the terms of the Agreement, the aforementioned Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government, from time to time as monies are required, requisitions together with the necessary supporting documents, requesting advances be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government, Notes hereinafter authorized, and shall accept payment therefor from the Government in cash and/or exchange for other Notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited only in accordance with the provisions of the Contract, as amended.

4. A. In order to provide monies to finance the Development Cost of each Project and to refund, renew, extend or substitute for any Project Loan Notes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Project Notes (in the Contract called "Temporary Notes") by the Local Authority in anticipation of the delivery of Project Loan or Permanent Notes of the Local Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other Resolution authorizing the issuance of Project Loan or Permanent Notes) equal to the Maximum Development Cost (or the Actual Development Cost, if such amount has been determined) of each project, less the sum of (1) the principal amount of Bonds issued to finance such Development Cost, and (2) the principal amount of Project Loan, Permanent, or Project Notes issued to finance such Development Cost, and which has then been retired from funds other than the proceeds of any loan obtained by the Local Authority.

B. Each such note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution shall be signed in the name of the Local Authority by the President or Vice President; shall have the official seal of the Local Authority impressed thereon and attested by the Secretary. Each Project Loan Note shall be in substantially the form of HUD Form No. HUD-9204, and each Permanent Note shall be substantially the Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project Loan Notes shall be issued to finance the Development Cost of Non-Permanently Financed Projects and Permanently Financed Projects, respectively.

C. Each note issued with respect to any project shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest on such Notes; and, together with all other notes issued pursuant to this Resolution, shall be additionally secured by (1) a first pledge of the annual contributions payable to the Local Authority and authorized to be pledged to such payment pursuant to the Contract, and (2) by a pledge of lien on the Residual Receipts of such Project and after providing for the payment of Bonds issued in respect to such project.

D. As additional security for the equal and ratable payment of the principal of and interest on each note issued with respect to any Project, together with each other Note issued with respect to such Project, the Local Authority, to the fullest extent permitted by the laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituing such Project, including that certain real property relating to each such Project and more particularly described in the trust instrument or any amendment thereto as executed and recorded by the Local Authority pursuant to the Contract; PROVIDED THAT, in respect to Permanently Financed Projects, the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (1) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (2) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence

shall be adjudged by a Court of competent jurisdiction to be invalid or ineffective, it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgement shall not impair or invalidate the obligation of the Local Authority to pay the principal of and interest of each Note from other funds of the Local Authority as provided herein.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another of different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meaning ascribed thereto in the Contract.

6. All Resolutions or parts of Resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract, are hereby repealed; PROVIDED, HOWEVER, that such repeal shall in no way affect the validity of Advance Project Loan or Permanent Notes issued pursuant to any previous Resolution.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Connie M Perry
CONNIE M. PERRY, Legal Counsel

DATED: Dec. 8, 1982

This is the final technical act that has to be initiated in order to get the money from HUD for several kinds of improvements, most important of which is the additional provision for the rehabilitation of the Rosa Parks Apartments. Also included are provisions for the resident assistants program in our family projects, additional EDP equipment and word processing equipment as well as provisions for area maintenance superintendent positions. Vice President Brooks moved to accept Resolution No. 2499 and Commissioner Westbrook seconded the motion. Resolution No. 2499 was UNANIMOUSLY APPROVED.

(c) RESOLUTION NO. 2500

RESOLUTION AUTHORIZING SAN FRANCISCO HOUSING AUTHORITY TO ENTER INTO A CONTRACT WITH THE CITY AND COUNTY OF SAN FRANCISCO POLICE DEPARTMENT TO PROVIDE FUNDING AND SUPERVISION OF SAN FRANCISCO HOUSING AUTHORITY POLICE DEPARTMENT

* *

WHEREAS, the San Francisco Housing Authority does not have sufficient funds to continue its police department; and

WHEREAS, the City and County of San Francisco through the San Francisco Police Department has agreed to fund the costs of operation of the San Francisco Housing Authority Police Department; and

WHEREAS, the San Francisco Police Department has also agreed to provide supervision of the San Francisco Housing Authority police;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The San Francisco Housing Authority enter into a contract with the San Francisco Police Department to provide funding and supervision of the San Francisco Housing Authority Police Department.

2. That the Executive Director is hereby authorized to execute the terms of said contract on behalf of the San Francisco Housing Authority.

3. That this resolution take effect immediately.

Approved as to form:

_____
Connie M. Perry, Legal Counsel

Dated: _____

The Mayor's office, the Housing Authority Police Department and the Authority have been in negotiation and consultation with respect to the contractual arrangements between the City and the Authority for the continuation of police services to be funded by the City through the San Francisco Police Department. The contract which has been provided to the Commission needs to be ratified so that the Authority can enter into an arrangement with the San Francisco Police Department and the City and County of San Francisco.

Mr. Williams introduced Ms. Josie Abrams of Local 400 who addressed the Commission and expressed her appreciation to the Commission for its support during these negotiations.

Commissioner Fussell moved to accept Resolution No. 2500 and Commissioner Westbrook seconded the motion. Resolution No. 2500 was UNANIMOUSLY ACCEPTED.

(d) Discussion and Review of Leasing Procedures

Mr. Williams introduced John Phillips, consultant, who has been studying the overall leasing procedures. Using flow charts and graphs, Mr. Phillips gave a very detailed and extensive review of the rentals operation. Some of the recommendations proposed by Mr. Phillips were: 1) combine several steps such as sign-up and scheduling into one step; 2) have the applicant declare a geographic preference or no preference in the very beginning; 3) reduce the number of turn-downs to one; 4) give a disincentive, i.e., if the applicant turns the unit down, he cannot sign up again for one year.

The overriding sentiment of the Commission is that the matter of leasing vacant units is top priority. The goal of leasing 85 units a month is inadequate. Given the high vacancy rate, there is a need to lease more units per month. Staff was requested to present at the next Commission meeting a policy incorporating the recommendations and concerns expressed at this meeting, including how to deal with emergency housing requests. This policy will be reviewed for approval at the next Commission meeting, to be effective immediately upon approval.

(e) Visitors - Two visitors addressed the Commission regarding their concerns.

12. ADJOURNMENT:

There being no further business to discuss the meeting of December 9, 1982 was adjourned at 12:30 p.m.

_____
President

Carl L. Williams
Secretary/Executive Director